

Black Mountain Ranch

Public Facilities Financing Plan and Facilities Benefit Assessment

(formally Subarea I of the NCFUA)

Fiscal Year 2006

Final Draft

Incorporating Revisions as of September 20, 2005

prepared by:
Leppert Engineering Corporation
5190 Governor Drive, Suite 205
San Diego, CA 92122
telephone: 858-597-2001
facsimile: 858-597-2009
job no.: BMR 2.02-05.03

September 2005 - City of San Diego - Facilities Financing/Planning Department

Note: This page reserved for information pertaining to the approval of the this document by the City Council, i.e. approval date and resolution number assigned.

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Introduction-Scope of Report

Second Update to Financing Plan

On January 14, 2003, by Resolution R-297551, the City Council adopted the current Black Mountain Ranch Public Facilities Financing Plan (FY 2003 Plan). This report constitutes the second comprehensive update of the Public Facilities Financing Plan for the Black Mountain Ranch community (Financing Plan). Future adjustments are anticipated to occur on an annual basis. This previous edition of the Financing Plan should be consulted for information pertaining to financing strategies, previous cost estimates and forecasting information.

The Financing Plan for Black Mountain Ranch sets forth the major public facilities that will be needed over the next nine years during which the full community build out is expected. While many of the required public improvements will be provided directly through the subdivision process, a funding mechanism for the remainder of the public facilities is required. Since the Council adopted General Plan clearly states that the primary funding source for these improvements should be provided by the developers involved, City Staff is recommending the continued use of an Facilities Benefit Assessment (FBA) for Black Mountain Ranch in accordance with San Diego City Ordinance O-15318, adopted August 25, 1980 and contained in Chapter VI of the San Diego Municipal Code. The FBA will provide funds for public facilities projects which serve a designated area of benefit. The dollar amount of the assessment is based upon costs distributed over a designated area of benefit in the Black Mountain Ranch Community.

Authorities

This Financing Plan implements the improvement requirements set forth in the Black Mountain Ranch Subarea Plan, which was originally approved by the City Council on July 28, 1998 as Resolution No. R-290525. The Phase Shift from the future urbanizing planning designation to planned urbanizing was subsequently approved by the voters during Fiscal Year 1999. This community is also subject to the requirements of two development agreements:

- ▶ Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-18387, March 17, 1997.
- ▶ First Amendment to Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-19020, December 10, 2001.

Procedure

The procedures for an FBA are set forth in the San Diego City Ordinance O-15318 adopted August 25, 1980. The FBA provides funds for public facilities projects which service a designated area of benefit. The dollar amount of the assessment is based upon the costs of each public facility equitably distributed

over a designated area of benefit in the Black Mountain Ranch community planning area.

The mechanics of the FBA are as follows: At the time of Building Permit issuance, the owner of the parcel being developed is assessed an amount determined by the type and extent of the permit being requested. Monies collected are placed in a separate City fund, used solely for those capital improvements shown in the Financing Plan for the area of benefit. In the preparation of the Facilities Benefit Assessment roll for Black Mountain Ranch, each parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of that property.

In the material that follows, an appropriate dollar assessment is developed for all properties seeking to develop in Black Mountain Ranch.

Description of the Area of Benefit and Project Land Uses

Inventory and Location

A Facilities Benefit Assessment is applied to residential and non-residential land uses, and various combinations of these land uses that are undeveloped at the time of the adoption of the Resolution of Intention. Such areas are defined as "Areas of Benefit." The location and extent of the Area of Benefit are determined by reference to the County Assessor parcel maps, tentative subdivision maps currently on file, and from information supplied by affected property owners. This information, along with land use designations, produces a distribution as follows:

<u>Land Use</u>	<u>Projected Development</u>
Single Family Residential	3,858 Dwelling Units
Multi-Family Residential	1,542 Dwelling Units
Commercial/Retail ¹	135,000 Square Feet
Hotel and Golf Courses	300 Rooms + 2 Courses
Employment Center/Town Center	450,000 Square Feet
Office	65,000 Square Feet
Institutional	16.0 Acres

Figure 1 on page 5 shows the proposed boundaries for the Facilities Benefit Assessment Area.

Development Schedule

The development schedule for Black Mountain Ranch is based on an estimated development timetable as presently anticipated by the existing property owners, their land use consultants and City Staff. The data indicates that future developments will take place over a nine year period.

The projected timing of development for Black Mountain Ranch is presented in Table 1. In this table, the number of units developed within a year refers to those applicants having building permits issued (or paid) during the July-to-June fiscal year, ending with the indicated date. Thus, the number of units developed in 2006 refers to those for which permits are issued, or paid, between July 1, 2005 and June 30, 2006.

¹ 60,000 square feet of the Commercial/Retail is to be located at the Resort Hotel Complex or the South Village Town Center. Should all 60,000 square feet not be constructed at these two sites, the balance may be constructed elsewhere within the Black Mountain Ranch Community. Remainder of the 135ksf will be located at the North Village Town Center.

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PROPOSED BOUNDARIES

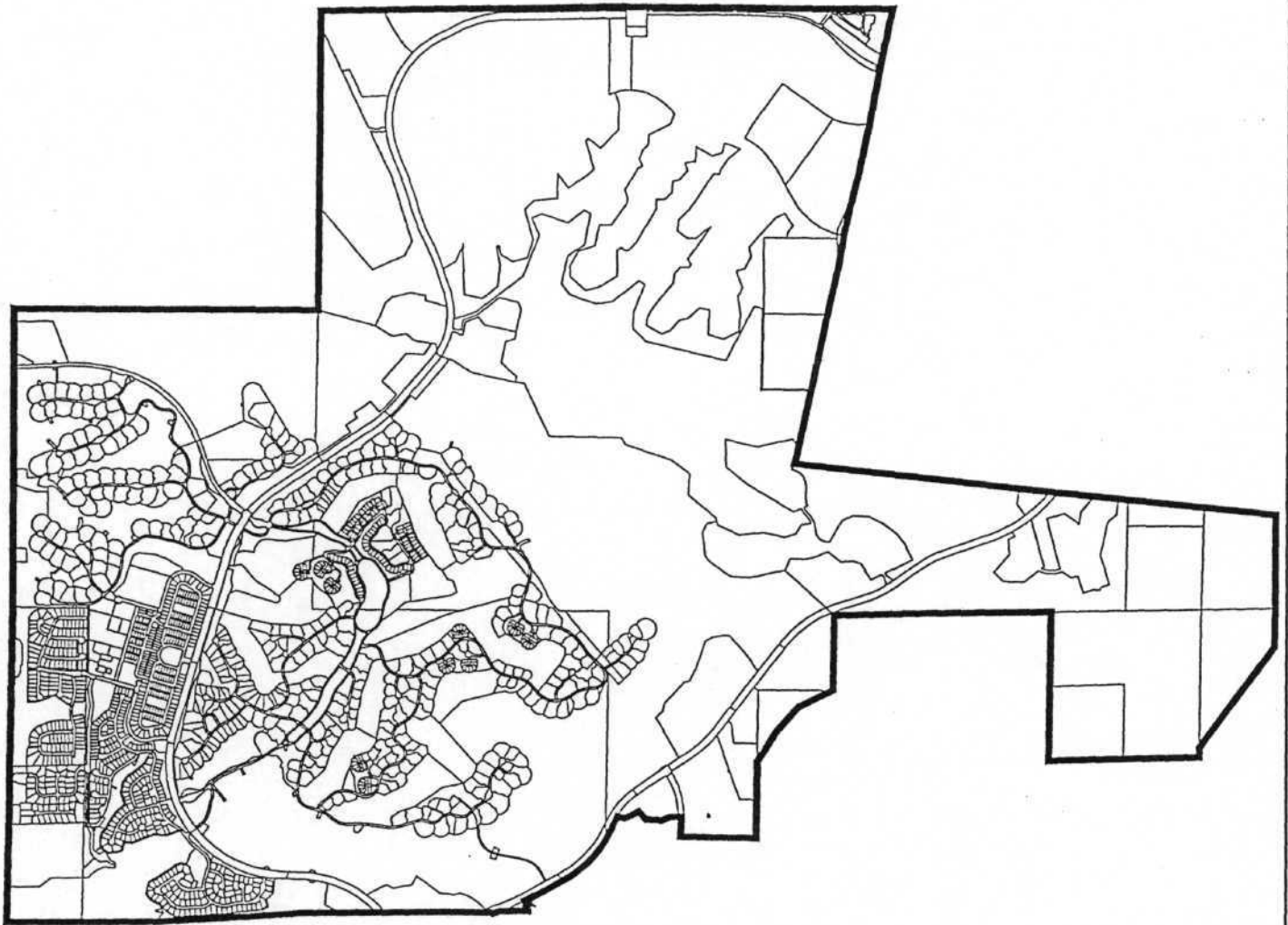


Figure 1

BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT

San Diego, County of San Diego,
and State of California

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Table I
Residential Development Schedule

FISCAL YEAR	SEIU	MEIU	DU's PER YR	CUMM. DU's
Prior Years				
2001	69	0	69	69
2002	282	0	282	351
2003	377	188	565	916
2004	255	129	384	1,300
2005	63	0	63	1,363
Proposed				
2006	226	230	456	1,819
2007	666	30	696	2,515
2008	523	253	776	3,291
2009	375	225	600	3,891
2010	345	155	500	4,391
2011	235	125	360	4,751
2012	235	125	360	5,111
2013	175	75	250	5,361
2014	32	7	39	5,400
PRIOR	1,046	317		1,363
TO GO	2,812	1,225		4,037
TOTAL	3,858	1,542		5,400

Table I - Residential Development Schedule

For development schedule of Non-Residential Property, see next page.

Table I - Continued
Non-residential Development Schedule

Fiscal Year	CKSF	GOLF	HROOM	OKSF	INSTAC	ECKSF
Prior Years	60.0	2.0	300.0	0.0	0.0	0.0
2005	0.0	0.0	0.0	0.0	0.0	0.0
2006	0.0	0.0	0.0	0.0	0.0	0.0
2007	0.0	0.0	0.0	0.0	0.0	0.0
2008	0.0	0.0	0.0	0.0	0.0	0.0
2009	12.0	0.0	0.0	0.0	10.6	67.5
2010	12.0	0.0	0.0	65.0	5.4	312.0
2011	0.0	0.0	0.0	0.0	0.0	0.0
2012	0.0	0.0	0.0	0.0	0.0	0.0
2013	0.0	0.0	0.0	0.0	0.0	0.0
2014	51.0	0.0	0.0	0.0	0.0	70.5
PRIOR	60.0	2.0	300.0	0.0	0.0	0.0
TO GO	75.0	0.0	0.0	65.0	16.0	450.0
TOTAL	135.0	2.0	300.0	65.0	16.0	450.0

Table I - Non-Residential Development Schedule

Note: Pursuant to the FY 2003 Plan, the Hotel and Golf Course, together with 60,000 square feet of commercial, have completely satisfied their FBA obligation in advance of actual construction of these developments in that these properties have participated in the funding of certain FBA improvements that were required and programmed in the first years of development of Black Mountain Ranch. Pursuant to City Ordinance O-15318, these properties have funded facilities in lieu of paying FBAs.

Methodology

Timing and Cost of Facilities

The necessary public facilities projects to be financed by the FBA funds are summarized in Table 7 on pages 30-31. Shown are: (a) project title, (b) fiscal year in which the construction is expected, (c) estimated costs, and (d) funding sources. The categories covered include water and sewer transmission lines, neighborhood parks, transportation improvements, fire, library, and administrative costs associated with the development, implementation and operation of the FBA program. Following Table 7 are detailed descriptions of the projects listed.

Method of Apportioning Assessments

To spread the costs for public facilities between the different classes of land use, an "Equivalent Dwelling Unit" or "EDU" has been established for each class. The basis for the EDU ratios is a single-family dwelling unit. The other classes are assigned an EDU ratio per dwelling unit or per acre, in proportion to respective benefits.

Since the relationship between land use and the degree of benefit from different public facilities can vary substantially, the EDU ratios have been identified for each category of facility to be constructed under the FBA. The following table shows the EDU ratios used to prepare these public facilities assessments.

Category	Trans	Parks	Fire	Water	Sewer	Library
Single Family Residential	1.0	1.0	1.0	1.0	1.0	1.0
Multi-family Residential	0.7	0.7	0.7	0.7	0.7	0.7
Hotel (per room)	0.56	0.0	0.5	1.25	1.25	0.0
Golf Course (per course)	50.0	0.0	20.0	50.0	50.0	0.0
Commercial Retail (per ksf)	0.4	0.0	0.4	0.8	0.8	0.0
Office (per ksf)	0.3	0.0	0.4	0.75	0.75	0.0
INST (per acre)	4.0	0.0	4.0	8.9	8.9	0.0
EC Industrial (per ksf)	0.2	0.0	0.4	1.14	1.14	0.0

Table 2 - NEDU Ratios

Determination of the Assessment Rate

The assessment rate amount for the FBA is determined on the basis of the following information: (1) the development schedule in dwelling units and acres, (2) the composite EDU factors for each type of land use, (3) the schedule of facility expenditures (in FY 2006 dollars) to be financed with monies from the FBA fund, (4) an interest rate of 2% for FY 2006 and FY 2007 and 4% for all years after FY 2007 to be applied to any surplus monies over time, (5) an inflation rate of 7% per year for FY 2006 and FY 2007 and 4% for all years after FY 2007 for determining the future costs of the facilities to be constructed, and (6) an assessment increase following the inflation factor application to assessments remaining unpaid at the end of each fiscal year.

Expenses from the funds are of three types: (1) direct payment for facility costs, (2) credits to developers for facilities provided in accordance with section 61.2213 of the FBA Ordinance, and (3) reimbursement to developers for costs in excess of their FBA obligation pursuant to a reimbursement agreement. Thus, whether a developer or the fund provides a facility, it is treated as an expense to the fund.

An individual developer will pay an assessment to the fund, based on the number of units developed in a particular year, and the developer's assessment may be credited against expenditures made or reimbursed in cash by the fund for facilities pursuant to the terms of a reimbursement agreement with the City.

An assessment rate is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 3 lists the FY 2006 Facilities Benefit Assessment base deposit rate for Black Mountain Ranch.

FBA Methods and Cash Flow Analysis

Table 4 presents a cash flow analysis for the Black Mountain Ranch FBA. The table shows the difference between accumulated FBA revenues (including earned interest) and capital improvement expenditures each year.

The results verify that under the assumed conditions for inflation factors, interest rates, land use development rates and facility costs, sufficient funds are expected for all listed facility requirements without incurring a negative cash flow at any time throughout the buildout of the community. This cash flow does not rely on developer construction of facilities, although it is expected that some facilities will be provided by the primary developers through reimbursement agreements.

Annual updates of the cash flow analyses, using actual event status (project status, revenues collected, actual construction costs incurred, etc.), are planned during community development. In this way, potential negative cash flow conditions can be anticipated, and expenditure adjustments can be scheduled to fit

funding expectations. Facility needs are related to the community growth rate. Scheduling of facility development is contingent on actual development in the community. Therefore, any slowdown in development will result in shifting of the projected schedule for providing needed facilities. When changes in the development rate occur, facility schedules will be modified accordingly and a new cash flow analysis will be prepared.

Basis and Methodology for Automatic Annual Increases

Increases in the Facilities Benefit Assessment are evaluated annually and adjusted to reflect the current economic conditions. The inflation factor used in FBA calculations is 7% for Fiscal Years 2006 and 2007 and 4% for all years after Fiscal Year 2007. These inflation factors are used to provide an automatic annual increase in fees due, effective July 1 of each year. This automatic increase provision is effective only until such time as the next annual adjustment is authorized by Council. Thereafter, the subsequent Council approved annual adjustment will prevail. Interest earnings for cash on hand are based on a 2% annual rate for Fiscal Years 2006 and 2007 and a 4% annual rate for all years after FY 2007.

Assessments will be assessed and levied, based on the type and extent of forecasted land use for each parcel within the areas of benefit. Table 3 shows the rate of assessment for each land use type for each projected year of development.

Contribution by City

Contributions which the City or other public entities make toward the total costs, if any, are specified in the individual Capital Improvements Program sheets following Table 7.

Facilities Benefit Assessments (FBAs)

Utilizing the City's cash flow calculations, the FBA schedule can be determined. The proposed assessment schedule is provided as Table 3. The results of the cash flow analysis are provided as Table 4. Table 5 illustrates the historical information pertaining to the Los Angeles/San Diego Construction Cost Index (CCI), as published by the Engineering News Record. The CCI provides one index on which to predict the effects of inflation, especially as it pertains to construction projects. Another index which has been used to predict the effects of inflation has been the Consumer Price Index (CPI) for San Diego. The historical information associated with this index has been provided as Table 6.

Assessment Roll Description

After adoption by the City Council of a Resolution of Designation which imposes the Facilities Benefit Assessment, liens will be placed on those properties within the Areas of Benefit that have not previously satisfied their FBA obligation per the assessment rolls. The maps, plats and assessment rolls summary data which define the Areas of Benefit and specify the assessments will be delivered to the County Recorder for official recording. The assessments are based upon the

type and extent of forecasted land use. The actual assessment is not due until building permit issuance and will be based on the actual type of land use being permitted. Payment is made directly to the San Diego City Treasurer.

For each undeveloped map portion or parcel in the Areas of Benefit, the Assessment Listings include the parcel number, the name and address of the owner on file in City records, the projected number of dwelling units or non-residential acres to be developed, and the resulting assessment for related properties. Ownership information is shown on the last equalized assessment roll or as otherwise known to the City Clerk. (Section 61.2205).

Identification numbers may be non-sequential as a result of the exclusion of some parcels as assessments are paid, as parcels change ownership or are subdivided.

Table 3
Table of FBA Assessments

FY	\$/SFDU	\$/MFDU	\$/HROOM	\$/CKSF	\$/GOLF	\$/INSTAC	\$/ECKSF	\$/OKSF
prior								
2005	\$32,448	\$22,714	\$14,860	\$10,741	\$1,309,640	\$107,397	\$5,589	\$8,163
2006	\$44,650	\$31,255	\$20,447	\$14,780	\$1,802,127	\$147,783	\$7,691	\$11,233
2007	\$47,776	\$33,443	\$21,879	\$15,814	\$1,928,296	\$158,130	\$8,229	\$12,020
2008	\$49,687	\$34,781	\$22,754	\$16,447	\$2,005,426	\$164,455	\$8,558	\$12,500
2009	\$51,674	\$36,172	\$23,664	\$17,105	\$2,085,624	\$171,031	\$8,900	\$13,000
2010	\$53,741	\$37,619	\$24,611	\$17,789	\$2,169,050	\$177,873	\$9,256	\$13,520
2011	\$55,891	\$39,124	\$25,595	\$18,501	\$2,255,827	\$184,989	\$9,627	\$14,061
2012	\$58,127	\$40,689	\$26,619	\$19,241	\$2,346,074	\$192,389	\$10,012	\$14,624
2013	\$60,452	\$42,316	\$27,684	\$20,010	\$2,439,914	\$200,085	\$10,412	\$15,209
2014	\$62,870	\$44,009	\$28,791	\$20,810	\$2,537,511	\$208,088	\$10,828	\$15,817

Table 3 - Table of FBA Assessments

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Table 4 - Black Mountain Ranch FBA Cash Flow

RATE: 4.00% (INFLATION) 7.00%
 RATE: 4.00% (INTEREST) 2.00%

TABLE 4

BLACK MOUNTAIN RANCH CASH FLOW TABLE

September 2005 Plan

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FY	\$FDU	WFDU	HROOM	CKSF	GOLF	INSTAC	ECKSF	OKSF	1.00 \$FDFDU	0.70 \$MFDU	0.40 \$HROOM	0.33 \$CKSF	40.36 \$GOLF	3.31 \$INSTAC	0.17 \$ECKSF	0.25 \$OKSF	INPUT \$ INTEREST	CIP \$	NET BAL \$
prior	993	317	300.0	60.0	2.0	0.0	0.0	0.0											
2005	63	0	0.0	0.0	0.0	0.0	0.0	0.0	\$32,448	\$22,714	\$14,860	\$10,741	\$1,309,640	\$107,397	\$5,589	\$8,163	\$0	\$0	\$385,887
2006	226	230	0.0	0.0	0.0	0.0	0.0	0.0	\$44,650	\$31,255	\$20,447	\$14,780	\$1,802,127	\$147,783	\$7,691	\$11,233	\$17,290,430	\$16,957,202	\$709,115
2007	686	30	0.0	0.0	0.0	0.0	0.0	0.0	\$47,776	\$33,443	\$21,879	\$15,814	\$1,928,296	\$158,130	\$8,229	\$12,020	\$32,892,498	\$27,208,256	\$6,393,356
2008	523	253	0.0	0.0	0.0	0.0	0.0	0.0	\$49,687	\$34,781	\$22,754	\$16,447	\$2,005,426	\$164,455	\$8,558	\$12,500	\$35,208,939	\$26,548,227	\$15,054,069
2009	375	225	0.0	12.0	0.0	10.6	67.5	0.0	\$51,674	\$36,172	\$23,664	\$17,105	\$2,085,624	\$171,031	\$8,900	\$13,000	\$30,845,029	\$25,062,579	\$20,836,519
2010	345	155	0.0	12.0	0.0	5.4	312.0	65.0	\$53,741	\$37,619	\$24,611	\$17,789	\$2,169,050	\$177,873	\$9,256	\$13,520	\$30,075,352	\$33,246,642	\$17,665,229
2011	235	125	0.0	0.0	0.0	0.0	0.0	0.0	\$55,891	\$39,124	\$25,595	\$18,501	\$2,255,827	\$184,989	\$9,627	\$14,051	\$18,589,169	\$25,494,435	\$10,769,953
2012	235	125	0.0	0.0	0.0	0.0	0.0	0.0	\$58,127	\$40,689	\$26,619	\$19,241	\$2,346,074	\$192,389	\$10,012	\$14,624	\$19,145,373	\$20,510,933	\$9,394,403
2013	175	75	0	0.0	0.0	0.0	0.0	0.0	\$60,452	\$42,315	\$27,684	\$20,010	\$2,439,914	\$200,085	\$10,412	\$15,209	\$14,086,761	\$16,031,427	\$7,449,737
2014	32	7	0	51.0	0.0	0.0	70.5	0.0	\$62,870	\$44,009	\$28,791	\$20,810	\$2,537,511	\$208,088	\$10,828	\$15,817	\$4,303,581	\$11,243,338	\$509,980
TOTAL	3,858	1,542	300.0	135.0	2.0	16.0	450.0	65.0			0.45745	0.33131	40.36118	3.30981	0.17224	0.25148	\$202,437,132	\$202,313,039	
		5,400																	

NOTE 1: \$ VALUES ROUNDED TO NEAREST DOLLAR

Table 5
Los Angeles/San Diego Construction Cost Index
as reported by Engineering News Record

YEAR	CCI	PERCENT CHANGE/YEAR	THREE YEAR ROLLING AVERAGE
1974	2000	—	
1975	2308	15.4	
1976	2648	14.7	
1977	2949	11.4	13.8
1978	3178	7.8	11.3
1979	3384	6.5	8.6
1980	3656	8.0	7.4
1981	4083	11.7	8.7
1982	4521	10.7	10.1
1983	4934	9.1	10.5
1984	5051	2.4	7.4
1985	5264	4.2	5.2
1986	5446	3.5	3.4
1987	5452	0.1	2.6
1988	5773	5.9	3.2
1989	5774	0.0	2.0
1990	5789	0.3	2.1
1991	6084	5.1	1.8
1992	6286	3.3	2.9
1993	6361	1.2	3.2
1994	6475	1.8	2.1
1995	6517	0.6	1.2
1996	6522	0.0	0.8
1997	6571	0.8	0.5
1998	6673	1.6	0.8
1999	6832	2.4	1.6
2000	7056	3.3	2.4
2001	7073	0.2	2.0
2002	7440	5.2	2.9
2003	7572	1.8	2.4
2004	7735	2.2	3.1
2005	8234	6.5	3.5

Table 5 - Los Angeles/San Diego Construction Cost Index

Table 6
San Diego Consumer Price Index

		PERCENT
YEAR	CPI	CHANGE/YEAR
1984	103.5	
1985	109.2	5.5
1986	112.8	3.3
1987	116.6	3.4
1988	121.9	4.5
1989	128.9	5.7
1990	136.5	5.9
1991	142.2	4.2
1992	147.0	3.4
1993	150.4	2.3
1994	154.3	2.6
1995	156.3	1.3
1996	159.8	2.2
1997	163.7	2.4
1998	166.0	1.4
1999	171.7	3.4
2000	179.8	4.7
2001	190.1	5.7
2002	195.7	2.9
2003	203.8	4.1
2004	211.4	3.7

Table 6 - San Diego Consumer Price Index

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Public Facilities Financing Plan

General

This report will put into place the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for development that will occur in the community plan area known as Black Mountain Ranch.

This Financing Plan has been prepared to ensure that all properties which have not yet developed will pay their fair share of the cost of funding the needed public facilities, even if the subject property has an approved tentative or final map detailing its development. In order to fulfill that requirement, this Financing Plan contains a development forecast and analysis, a Capital Improvement Program listing public facility needs and specific facilities benefit assessments.

Development Forecast and Analysis

Inventory

In the FY 2003 Plan, the anticipated residential development for Black Mountain Ranch was estimated at 5,400 dwelling units. This reflected the maximum number of dwelling units approved by the voters as part of the "phase shift" vote approved by the voters in November, 1998. The anticipated residential forecast has been maintained at 5,400 dwelling units with this update to the Financing Plan. Subsequent changes to the rate of anticipated buildout of residential development will be the subject of future annual updates to the Financing Plan.

In the FY 2003 Plan, the anticipated non-residential development for Black Mountain Ranch was budgeted with a 300 room hotel, two golf courses, 135,000 square feet of commercial/retail, 16 acres of institutional, and 450,000 square feet of employment center, and 65,000 square feet of office. With this update to the Financing Plan, these projections remain the same.

Annual Absorption Rate

After an initial start up period, the FY 2003 Plan anticipated an annual absorption rate that peaked at 600 residential dwelling units in FY 2003. This update to the Financing Plan anticipates that, residential development will occur with a sustained annual rate of 400-600 dwelling units per year with a peak annual rate of approximately 770 dwelling units in FY 2008. Figure 2 illustrates the differences in the cumulative absorption of residential development between the FY 2003 Plan and this update to the Financing Plan.

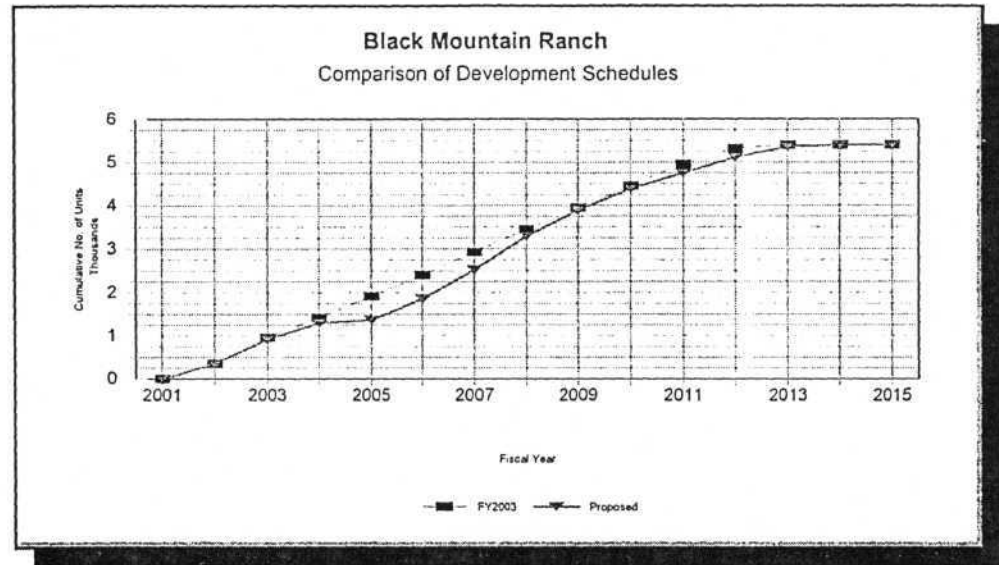


Figure 2 - Comparison of Cumulative Absorption of Residential Development

Population Factors

As part of the FY 2003 Plan, when determining the population-based public facilities requirements, the Public Facilities Financing Plan has utilized a population factor of 2.62 persons per household consistent with the Framework Plan for the North City Future Urbanizing Area. No change in this methodology is proposed as part of this update.

Population at Buildout

Based upon a utilization of the population factors discussed above, full community development of the Black Mountain Ranch Subarea remains the same as before and has been calculated at 14,148. The graph provided as Figure 3 illustrates both the previous rate of population growth, as reflected in the FY 2003 Plan, together with the proposed rate of population growth that is set forth as part of this update.

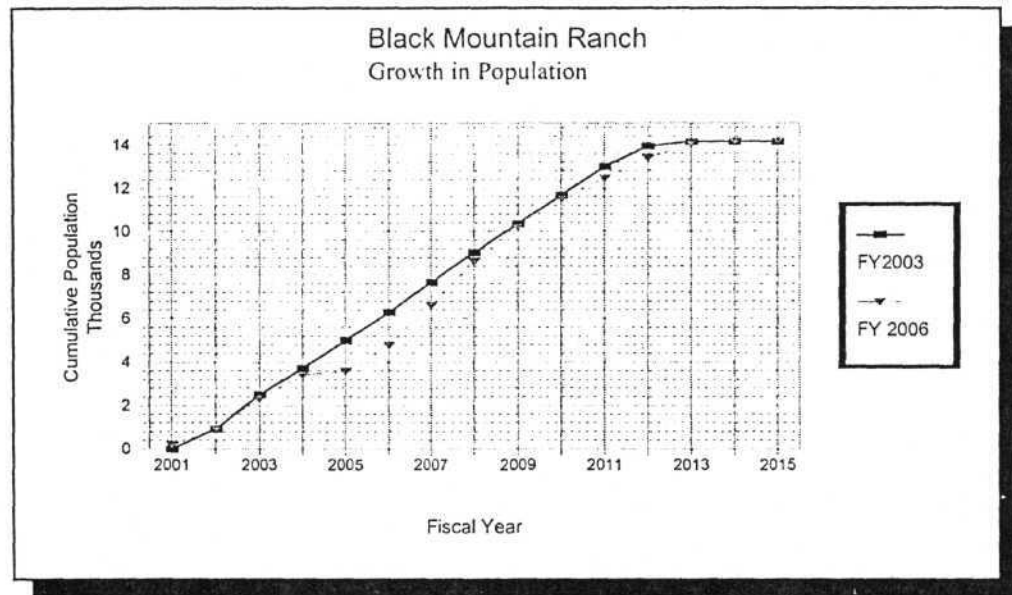


Figure 3 - Growth in Population

Annual Review

It should be noted that development projections are based on the best estimates of the property owners, developers and City Staff as to how they see the future land market. Obviously, certain economic events could preclude development from taking place as forecasted. High interest rates, higher land and housing prices, an economic recession or, conversely, a period of robust business expansion could all significantly change the rate of development in Black Mountain Ranch, as well as for all of the San Diego area. The forecast included in the Financing Plan assumes a sustained absorption rate of residential housing units at approximately 400-600 dwelling units per year. To ensure that this program maintains its viability, an "Annual Review" of the Financing Plan will be performed and recommended actions, in response to the actual activity of development, will be presented to the City Council. The Annual Review is required as part of the FBA Ordinance in the Municipal Code. The Annual Review will include, but not necessarily be limited to, the evaluation of the following factors:

1. Rate and Amount of Development
2. A comparative analysis of City approvals of Discretionary Permit Applications during the past fiscal year with the previously budgeted rate of development.

3. Cost of all facilities, including unpaid reimbursement agreements
4. Rate of inflation
5. Interest rates
6. An evaluation of each Capital Improvement Project to determine which project(s) shall be constructed in the next fiscal year, as well as for the remainder of the life of the Financing Plan.

Future Public Facility Needs

Public facilities are required in a number of project categories in order to serve the Black Mountain Ranch community. These categories include: (i) transportation, (ii) parks and recreation, (iii) fire protection, (iv) library, (v) water, and (vi) sewer, as more fully described in the Financing Plan. The projects are summarized in Table 7. They are also described in the Capital Improvements Program (CIP) project sheets which follow Table 7. The current development schedules are illustrated in Table 1 and the timing associated with individual projects is illustrated in Table 7 and on the corresponding CIP project sheets.

Updated Costs

This update includes an analysis by each of the sponsoring City Departments regarding the project costs for each of the public facility projects. The cost estimate for each public facility project has been reviewed and updated to take into account: the effects of any inflation, the results of competitive bidding on similar projects, and modifications, if any, in the overall scope of the project.

Financing Strategy

General Plan and City Council Policy provide that the primary responsibility for providing needed public facilities in Planned Urbanizing Areas rests with the developers. Of the needed public facilities, the major portion will be constructed as a part of the subdivision process by developers. Public facilities projects that benefit a population larger than the local/adjacent development can be financed by the following alternative methods:

1. Facilities Benefit Assessment (FBA) - This method of financing spreads costs fairly and equally and follows the procedures specified in City Council Ordinance O-15318, as adopted on August 25, 1980. However, FBAs result in liens being levied on each undeveloped parcel of property located within the Area of Benefit. While these liens ensure that assessments will be collected on each parcel as development occurs, the liens must be renewed annually with each update to the Financing Plan and must be released following payment of the FBAs.
2. Development Impact Fee (DIF) - This method of financing is similar to that of an FBA in that the costs are spread fairly and equally. Unlike an FBA, a Development Impact Fee does not create a lien on the property benefitting from the collection of fees.

3. Assessment Districts - Special assessment district financing, such as Municipal Improvement Acts of 1913/1915, may be used as a supplementary or alternative method of financing some facilities such as streets, sidewalks, sewers, water lines, storm drains and lighting facilities. Assessment Districts are beneficial in that they provide all of the funding for a particular public facilities project in advance of the projected development activity. However, such districts create a long term encumbrance of the benefitting property requiring that the funds be paid back over an extended period of time. Assessment Districts also require the approval of a majority of the property owners in order to establish the district.
4. Community Facilities District (CFD) - State legislation, such as the Mello-Roos Act of 1982, has been enacted for providing methods of financing public facilities in new and developing areas. The formation of such Community Facility Districts may be initiated by owner/developer petition. Mello-Roos districts also require the approval of a majority of the property owners in order to establish the district, as clarified by Council Policy 800-03.
5. Developer Construction - With approval of the City Council, developers may elect to construct some public facility projects in lieu of, or for a credit against, paying a Facilities Benefit Assessment. Facility Costs in excess of the FBA obligation may be reimbursed to the developer from the FBA fund, subject to the availability of funds, pursuant to the terms of a reimbursement agreement approved by the City Council.
6. Reimbursement Financing for Water and Sewer Facilities - This method of financing is outlined in Council Policy 400-7 and is commonly used when the first developer/subdivider in an area is required to construct necessary water and sewer facilities for the entire area, oversizing as required to serve subsequently developed lands. These agreements are administered by the Development Services Department and approved by the City Council. Reimbursement to the first developer/subdivider can occur over as long as a twenty year period or until all of the subsequently developed lands have participated in the reimbursement, whichever occurs first.
7. State/Federal Funding. Certain public facilities may be determined to benefit a regional area which is larger than the Community Planning area. As such, these projects may appropriately be funded by either the State or Federal Government or by a combination of the two. For example, the first phase State Route SR-56 (project no. T-58) has been shown in this Financing Plan as being funded by such sources.

8. Cost Reimbursement District. This reimbursement method provides an opportunity for an individual developer/subdivider who has been directed to construct public improvements that are more than that required to support its individual property/development to be reimbursed by other properties benefitting from said improvements. Said reimbursement is secured by a lien on the benefitting properties with the lien due and payable only upon recordation of a final map or issuance of a building permit, whichever occurs first.
9. Development Agreement. This method permits a developer to enter into an agreement with the City of San Diego where certain rights of development are extended to the developer in exchange for certain performance obligations being accepted by the developer. These obligations may include the turnkey construction of one or more public improvements that might otherwise be funded by an FBA or DIF.

General Assumptions and Conditions

In connection with the application of the above methods of financing, the following general assumptions and conditions will be applied:

1. Except for those projects that are identified as being FBA funded, developers will be required to provide facilities normally provided within the Subdivision Process as a condition of tentative subdivision map approval, including, but not limited to, traffic signals (except as noted), local roads, and the dedication or preservation of Open Space located within the proposed development(s). Such projects, however, may be funded by a Mello-Roos, 1913/15 Act, or other type of Reimbursement District, if the project(s) and the applicant(s) qualify for this type of project financing.
2. Commercial and industrial land will be assessed for infrastructure, including transportation, police, utilities and fire facilities through an FBA. However, they have not been assessed for park and recreation facilities nor are they assessed for library facilities, as these facilities primarily serve the residential component of the Black Mountain Ranch community. Should a basis be developed for charging these costs to non-residential development in the future, their prorata share of the cost of these facilities can be evaluated at that time.
3. Annual reviews, as required by the FBA Ordinance, will be performed to evaluate performance of the program and to re-assess the on-going commitments pertaining to the completion of needed facilities. Costs and assessments shall be evaluated for all remaining portions of the program.

4. The FBA shall be paid by the Developer or permittee as a condition of issuance of Building Permits.
5. Pursuant to Section 61.2213 of the Municipal Code, a developer, or group of developers, can propose to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA and, upon City Council approval, enter into an agreement to provide the facility in lieu of, or as credit against payment of FBAs, provided adequate funding is available. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project. Should the approved final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed for the difference from the FBA fund, subject to the availability of funds. Subject to the terms of the reimbursement agreement, should two developers be entitled to cash reimbursement during the same fiscal year, the first agreement to be approved by the City Council shall take precedence over subsequent agreements approved by the City Council.
6. The FBAs collected shall be placed in a City fund providing interest earnings for the benefit of Black Mountain Ranch.
7. The Development Schedule, as depicted in Table 1, is an estimated schedule and is based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Black Mountain Ranch (subject to the current dwelling unit limitation of 5,400 units).
8. Most community public facilities identified in the Financing Plan are either "population based" or "transportation based". The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project will actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections, together with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update.
9. Only those roadways that have been designed as four-lane facility or larger have been considered in this Financing Plan as being funded by the FBA. All other roadways located within Black Mountain Ranch will be the responsibility of the developer/subdivider and are not reflected in the FBA calculations.

10. It has been assumed that the large majority of the cost necessary to construct SR-56 will be provided from funds other than the FBA, e.g. TRANSNET, State or Federal (ISTEA) Highway funds, and/or toll road funds, etc. FBA funding has been identified as backup funding for the widening of SR-56 from four lanes to six lanes, should these other sources of funding not be obtained at the time the improvements are required.
11. For this Financing Plan, all projects that require land acquisition include a cost for the value of the property. Land values are based on the property being graded, in finish pad condition and ready to accept the project for which it is intended (i.e. the value of raw land plus the cost of grading and drainage improvements + environmental mitigation = property value). The actual price paid for land within Black Mountain Ranch, however, will be based on either a price established through direct negotiations between the affected property owner(s) and relevant public agency or by fair market value, as determined by an appraisal which will be prepared in accordance with standard City policy. Hence, the actual price paid for land within Black Mountain Ranch may be at an amount other than that budgeted for this purpose. Consequently, some land may be acquired for a higher price while other land could be acquired for less. Future annual updates will reflect any changes in this value, as appraisals are prepared for properties located in this area. As such, nothing in this Financing Plan should be construed that the City has pre-approved the value of the land to be acquired.
12. It has been assumed that all costs for open space acquisition will be provided from funds other than the FBA, i.e. subdivision requirement, off-site mitigation for a particular project, etc.
13. All right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the FBA. If right-of-way must be acquired by the FBA by way of eminent domain, a cost reimbursement district with the beneficiary being the Black Mountain Ranch FBA, will be processed to recover the cost of the right-of-way at such time as the property adjacent to the roadway frontage develops.
14. FBAs shall be paid by all categories of private development, including affordable housing projects.
15. The reimbursable expenses that a developer, who enters into an agreement with the City to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA may include, but not limited to, any right-of-way acquired through negotiation and/or condemnation by either developer or the City, environmental

mitigation costs related specifically to the project, construction costs for all public improvements including, but not limited to roadway improvements, grading and storm drain facilities located within the right-of-way, landscaping, traffic control devices and signs, design services, engineering, professional services, appraisal costs, environmental reports, soils testing, legal services, surveying, project administration, construction management and supervision, insurance premiums, bonds, and all other fees and charges, including, but not limited to, permit fees, inspection fees, etc. The specifics of what is to be credited and/or reimbursed shall be as set forth in the reimbursement agreement.

Consideration in Lieu of Assessment

The Hotel and Golf Course developments, including 60,000 square feet of commercial/retail¹, have participated in the funding of certain public facilities improvements identified in the Financing Plan as being FBA-funded improvements. These public facilities improvements, which include, but are not limited to, Camino del Sur, Carmel Valley Road, San Dieguito Road and Black Mountain Road, were required and programmed for construction in the first years of development of Black Mountain Ranch, in advance of the Hotel and Golf Course developments. Pursuant to Section 61.2213 of the Municipal Code, the City may accept public facilities improvements as consideration in lieu of the Facilities Benefit Assessments required by the Financing Plan. In addition, pursuant to Section 61.2210 of the Municipal Code, the City may accept payment of FBAs "...upon issuance of building permits(s) or at such time as the Capital Improvement Program for the Area of Benefit in which the assessed land is located calls for the commencement of construction of the Public Facilities Project." Consequently, the FY 2003 Plan determined that these developments have satisfied their respective FBA obligations in the years shown in Tables 1 and 4 because of their participation in the above listed projects, even though one or more of these developments may not actually obtain building permits until some time in the future. Upon satisfaction of their respective FBA obligations, a cessation of lien was recorded against said property. At such time as these projects do receive building permits, no FBAs will be required unless there has been an increase in the intensity of use or a change in land use. Should that situation occur, the respective development shall only be required to pay the FBA assessment then in effect at the time of building permit issuance on the incremental increase in land use, as measured in EDUs.

¹ 60,000 square feet of commercial/retail is to be located at the Resort Hotel Complex or the South Village Town Center. Should all 60,000 square feet not be constructed at these two sites, then the balance may be constructed elsewhere within the Black Mountain Ranch community.

Cross Funding Between Communities

Developers of Black Mountain Ranch, Phase I (Santaluz), and Fairbanks Highlands have constructed a number of public facilities projects identified in the FY 2003 Plan as being partially the responsibility of the Torrey Highlands FBA. In an effort to simplify the "cross-funding" between Black Mountain Ranch and Torrey Highlands, the Financing Plan was revised to identify 100% FBA funding for a few projects in return for Torrey Highlands providing 100% FBA funding of a few others. After adjustment, the net funding obligation of both communities remained the same.

Developer Advance

There are a number of projects that have been identified as being FBA-funded that are anticipated to be constructed by developers in Black Mountain Ranch. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are FBA funds available to provide either a cash reimbursement or credit against the developer's obligation to pay FBAs. In other words, the "need" for the project may occur before there are FBA funds available to cover the costs of the project. In addition, a developer may have accumulated credits from one or more other FBA-funded projects such that he is unable to use credits as fast as he has earned them. In such cases, the CIP sheet for a given project will show the fiscal year in which it is anticipated that the developer will advance the cost of the project as a "Developer Advance" ("DEV.ADVANCE") and reimbursement in the fiscal years in which it is anticipated that funds would be available or when it is anticipated that the developer would take credits against his obligation to pay FBAs. Subject to the actual availability of funds, the year(s) in which reimbursement or credit for the Developer Advance is shown may be accelerated to the fiscal year in which the Developer Advance is extended. On some CIP project sheets, a developer is identified as being the party who will provide the Developer Advance. During the course of development of the Black Mountain Ranch community, the developer who actually constructs a given project may turn out to be different from the developer identified on the CIP project sheet. It is understood that by being named on the CIP project sheet, a developer is in no way obligated to actually construct that particular project. A developer's obligation to construct a project is determined not by being named in this financing plan but, rather, by the terms of a development agreement, map condition, reimbursement agreement or other such similar document.

Table 7

Listing of Facility Projects

(on the sheets that follow, CIP Project Sheets
are also provided)

Condensed List of Abbreviations Used on the Following CIP Sheets:

CIP	Capital Improvements Program
BMR-FBA	an FBA-funded project for Black Mountain Ranch
PHR-FBA	an FBA-funded project for Pacific Highlands Ranch
DEV. ADVANCE	Developer Advance of an FBA-funded project
TH-FBA	an FBA-funded project for Torrey Highlands
HBRR	Highway Bridge Replacement/Repair Fund
DMM-FBA	an FBA-funded project for Del Mar Mesa
SUB. ADVANCE	private funds advanced by a developer/subdivider
DEV./PEN.	private developer located in Penasquitos
CITY-CIP	City of San Diego CIP funds

TABLE - 7
BLACK MOUNTAIN RANCH - FACILITIES PROJECTS

		FUNDING SOURCE					
PG. No.	PROJ NO	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2009)	BMR-FBA	SUBDIVIDER	OTHERS
TRANSPORTATION PROJECTS:							
33	T-1	SAN DIEGUITO ROAD (City Limit east to Camino del Sur-2 Lanes)	COMPLETED	\$4,160,892	\$2,639,664	\$1,521,228	\$0
34	T-2	EL APAJO WIDENING (San Dieguito Road to Via de Santa Fe)	COMPLETED	\$200,000	\$0	\$0	\$200,000
35	T-3	BLACK MOUNTAIN ROAD (Carmel Valley Road south to Rancho Penasquitos-4 Lanes)	COMPLETED	\$1,943,023	\$1,043,023	\$0	\$0
36	T-4	RANCHO PENASQUITOS INTERSECTIONS	2003-2006	\$2,065,000	\$1,934,435	\$0	\$130,565
37	T-5	CAMINO DEL SUR (San Dieguito Road to Bing Crosby Drive - 2 lanes)	2001 - 2006	\$15,896,959	\$15,896,959	\$0	\$0
38	T-6	CAMINO DEL SUR WIDENING (San Dieguito Road to Bing Crosby Drive - add 2 lanes)	2009	\$4,059,500	\$4,059,500	\$0	\$0
39	T-7	CAMINO DEL SUR NORTH WILDLIFE CROSSING (2 lanes)	2003 - 2006	\$5,499,920	\$5,499,920	\$0	\$0
40	T-8	CAMINO DEL SUR NORTH WILDLIFE CROSSING WIDENING (add 2 lanes)	2003 - 2006	\$5,499,920	\$5,499,920	\$0	\$0
41	T-9	CAMINO DEL SUR (San Dieguito Road south to Carmel Valley Road - 2 lanes)	COMPLETED	\$15,715,571	\$13,070,476	\$2,645,095	\$0
42	T-10	CAMINO DEL SUR WIDENING (San Dieguito Road south to Carmel Valley Road - add 2 lanes)	2003 - 2008	\$6,827,991	\$6,827,991	\$0	\$0
43	T-11	CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - 2 lanes)	SEE T-9	\$0	\$0	\$0	\$0
44	T-12	CAMINO DEL SUR SOUTH WILDLIFE CROSSING WIDENING (add 2 lanes)	2008	\$6,409,840	\$6,409,840	\$0	\$0
45	T-13	CAMINO DEL SUR (Carmel Valley Road south to SR-56 - 2 Lanes)	COMPLETED	\$10,964,810	\$0	\$0	\$10,964,810
46	T-14	CAMINO DEL SUR WIDENING (Carmel Valley Road south to SR-56)	2002 - 2011	\$3,450,000	\$1,050,000	\$0	\$2,400,000
47	T-15.1	CAMINO DEL SUR AND SR-56 INTERCHANGE	2001 - 2008	\$38,300,000	\$0	\$0	\$38,300,000
48	T-15.2	SR-56 BIKE INTERCHANGES	2005-2012	\$9,850,000	\$605,168	\$0	\$9,244,832
49	T-16	CAMINO DEL SUR and SR-56 COMPLETE INTERCHANGE LOOPS	SEE T-15.1	\$0	\$0	\$0	\$0
50	T-17	CAMINO DEL SUR and SR-56 PARK & RIDE	2008	\$600,000	\$0	\$0	\$600,000
51	T-18	CARMEL VALLEY ROAD at I-5	COMPLETED	\$50,000	\$0	\$0	\$50,000
52	T-19	CARMEL VALLEY ROAD (SR-56 east to Via Abertura - First phase Improvements)	COMPLETED	\$5,607,115	\$4,025,380	\$1,641,755	\$0
53	T-20	CARMEL VALLEY ROAD (Del Mar Heights Road east to Via Abertura - 4 Lanes)	2006 - 2013	\$16,600,000	\$0	\$0	\$16,600,000
54	T-21.1	CARMEL VALLEY ROAD (Via Abertura to Camino del Sur - 2 Lanes)	COMPLETED	\$5,119,814	\$1,335,829	\$3,783,985	\$0
55	T-21.2	CARMEL VALLEY ROAD (Camino del Sur to Black Mountain Road - 2 Lanes)	COMPLETED	\$5,829,070	\$5,829,070	\$0	\$0
56	T-22.1	CARMEL VALLEY ROAD (Widen to Four Lanes: Via Abertura east to Camino del Sur)	2004 - 2008	\$7,174,667	\$0	\$0	\$7,174,667
57	T-22.2	CARMEL VALLEY ROAD (Widen to Four Lanes: Camino del Sur to Black Mountain Road)	2000 - 2009	\$3,859,291	\$3,035,974	\$0	\$923,317
58	T-23	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING (Via Abertura east to Camino del Sur)	SEE T-21.1	\$0	\$0	\$0	\$0
59	T-24	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING	SEE T-21.2	\$0	\$0	\$0	\$0
60	T-25	CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisafida - 4 Lanes)	2004-2010	\$24,600,000	\$15,000,000	\$9,500,000	\$0
61	T-27	CARMEL VALLEY RD EAST WILDLIFE CROSSING (btwn Bk Mtn Rd & Cm Crisafida - 4 Lanes)	2010	\$3,705,600	\$3,705,600	\$0	\$0
62	T-28	EL CAMINO REAL at SAN DIEGUITO ROAD INTERSECTION IMPROVEMENTS	COMPLETED	\$473,665	\$473,665	\$0	\$0
63	T-29.1	EL CAMINO REAL WIDENING (Half Mile Drive north to San Dieguito Road - add 2 lanes)	2003 - 2014	\$5,156,000	\$5,056,000	\$0	\$100,000
64	T-29.2	EL CAMINO REAL WIDENING (San Dieguito Road north to Via de la Valle - add 2 lanes)	2004 - 2008	\$20,150,218	\$578,200	\$0	\$19,572,018
65	T-29.3	EL CAMINO REAL (Studies to support EIS/EIR)	2006	\$300,000	\$300,000	\$0	\$0
66	T-32.1	VIA DE LA VALLE WIDENING (West El Camino Real to San Andres Dr - add 2 Lanes)	2002 - 2008	\$13,120,748	\$8,629,448	\$0	\$4,491,300
67	T-32.2	VIA DE LA VALLE (Retaining Walls for bike path)	2006	\$100,000	\$100,000	\$0	\$0
68	T-34	CAMINO DEL SUR (Bing Crosby Drive east to City Limits - 4 Lanes)	2001 - 2009	\$6,971,440	\$5,371,440	\$1,600,000	\$0
69	T-35	CAMINO DEL NORTE (City Limit East to 4S Parkway - 4 Lanes)	COMPLETED	\$1,500,850	\$0	\$1,500,650	\$0
70	T-36	CAMINO DEL NORTE (4S Parkway east to Camino San Bernardo - 4 lanes)	COMPLETED	\$4,132,850	\$0	\$4,132,850	\$0
71	T-37	CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	2009	\$2,103,709	\$440,158	\$1,663,550	\$0
72	T-38	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS	2009	\$14,135,000	\$4,620,000	\$9,515,000	\$0
73	T-39	RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)	COMPLETED	\$7,855,822	\$2,149,297	\$5,706,325	\$0
74	T-40	RANCHO BERNARDO ROAD WIDENING (I-15 east to Bernardo Center Drive - add 2 lanes)	2009	\$1,400,740	\$385,000	\$1,015,740	\$0
75	T-41	RANCHO BERNARDO ROAD AT I-15 RAMP IMPROVEMENTS	SEE T-39	\$0	\$0	\$0	\$0
76	T-42	RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE INTERSECTION IMPROVEMENTS	SEE T-39	\$0	\$0	\$0	\$0
77	T-43	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)	2009	\$1,540,000	\$1,540,000	\$0	\$0
78	T-44	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS	2009	\$220,000	\$220,000	\$0	\$0
79	T-45	WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	2009	\$509,300	\$509,300	\$0	\$0
80	T-46	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS	2009	\$1,671,500	\$390,500	\$341,000	\$940,000

**TABLE - 7
BLACK MOUNTAIN RANCH - FACILITIES PROJECTS**

PG. No.	PROJ. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2008)	FUNDING SOURCE		
					BMR-FBA	SUBSIDIDER	OTHERS
81	T-47.1	PASEO DEL SUR (Camino del Sur east to Camino San Bernardo - 4 lanes)	2006-2009	\$11,321,218	\$11,321,218	\$0	\$0
82	T-47.2	CAMINO SAN BERNARDO (Paseo del Sur east to City Limit)	2008	\$2,572,555	\$2,572,555	\$0	\$0
83	T-48	CAMINO SAN BERNARDO (City Limits east to 4S Parkway - 4 lanes)	COMPLETED	\$1,373,400	\$0	\$1,373,400	\$0
84	T-49	CAMINO SAN BERNARDO (4S Parkway east to Camino del Norte - 4 lanes)	COMPLETED	\$1,086,150	\$0	\$1,086,150	\$0
85	T-50	DOVE CANYON ROAD (Rancho Bernardo Road south to Camino del Norte - 4 lanes)	COMPLETED	\$1,736,550	\$0	\$1,736,550	\$0
86	T-51	DOVE CANYON ROAD (Camino del Norte south to Camino San Bernardo - 4 lanes)	COMPLETED	\$2,850,000	\$0	\$2,850,000	\$0
87	T-52	DOVE CANYON ROAD (Camino San Bernardo south to Carmel Valley Rd - 4 lanes)	COMPLETED	\$3,450,450	\$0	\$3,450,450	\$0
88	T-53	SAN DIEGUITO ROAD SPOT IMPROVEMENTS (El Camino Real east to City Limit/Subarea I)	2008	\$1,570,000	\$1,320,000	\$0	\$250,000
89	T-54.1	SR-56 DEBT SERVICE	2003 - 2005	\$2,517,600	\$569,662	\$0	\$1,948,038
90	T-54.2	SR-56 WIDENING (Interstate 5 to Interstate 15 - add 2 lanes)	2009 - 2015	\$33,000,000	\$12,091,000	\$0	\$20,909,000
91	T-55	INTERSTATE 15 ENHANCEMENTS (Lake Hodges Bridge south to SR-56)	2009-2014	\$203,500,000	\$7,150,000	\$0	\$196,350,000
92	T-56	SR-56 AT I-15 INTERCHANGE IMPROVEMENTS	2005-2012	\$25,000,000	\$580,000	\$0	\$24,420,000
93	T-57	BLACK MOUNTAIN ROAD WIDENING (SR-56 south to Mercy Road)	2011-2014	\$10,600,000	\$753,237	\$0	\$9,846,763
94	T-58	SR-56 AT I-5 INTERCHANGE IMPROVEMENTS	2002 - 2011	\$137,000,000	\$580,000	\$0	\$136,420,000
95	T-59	SUBAREA I TRANSIT PROGRAM	2010	\$1,914,000	\$1,914,000	\$0	\$0
96	T-60	EL CAMINO REAL (Extension of right turn lane between Valley Centre Road and Carmel Valley Road)	2006	\$600,000	\$600,000	0	\$0
97	T-61	SR-56 (Auxiliary Lane between westbound off-ramp and westbound on-ramp at Carmel Creek Road)	2007	\$1,000,000	\$0	0	\$1,000,000
TOTAL TRANSPORTATION PROJECTS:				\$726,482,437	\$168,583,399	\$55,063,728	\$502,835,310
PARK PROJECTS:							
99	P-1	COMMUNITY PARK	2002 - 2011	\$17,000,000	\$15,741,216	\$0	\$1,258,784
100	P-2	COMMUNITY RECREATION BUILDING (Black Mountain Ranch)	2010 - 2014	\$6,700,000	\$5,512,059	\$0	\$1,187,941
101	P-3	COMMUNITY SWIMMING POOL	2011 - 2014	\$4,161,000	\$1,623,000	\$0	\$2,538,000
102	P-4	SOUTH NEIGHBORHOOD PARK (NP #1)	COMPLETED	\$2,250,000	\$2,250,000	\$0	\$0
103	P-5	NORTH NEIGHBORHOOD PARK (NP#2)	2007	\$3,000,000	\$3,000,000	\$0	\$0
104	P-6	LA JOLLA VALLEY BIKE PATH	2006	\$638,000	\$0	\$638,000	\$0
105	P-7	TRAIL - LA JOLLA VALLEY LINK	2006	\$385,000	\$0	\$385,000	\$0
106	P-8	TRAIL - SOUTH LOOP	COMPLETED	\$580,000	\$0	\$580,000	\$0
107	P-9	TRAIL - NORTH LOOP	2007	\$638,000	\$0	\$638,000	\$0
TOTAL PARK PROJECTS:				\$35,352,000	\$28,126,275	\$2,241,000	\$4,984,725
FIRE PROTECTION PROJECTS:							
109	F-1	SOUTH FIRE STATION - NO. 46	COMPLETED	\$4,163,588	\$1,874,510	\$0	\$2,289,078
110	F-2	NORTH FIRE STATION - NO. 48	2006	\$6,787,000	\$5,787,000	\$0	\$0
TOTAL FIRE PROTECTION PROJECTS:				\$10,950,588	\$8,661,510	\$0	\$2,289,078
LIBRARY PROJECTS:							
111	L-1	BRANCH LIBRARY	2010-2012	\$12,786,832	\$4,979,406	\$0	\$7,807,426
TOTAL LIBRARY PROJECTS:				\$12,786,832	\$4,979,406	\$0	\$7,807,426
WATER / SEWER PROJECTS:							
113	U-1	CARMEL VALLEY TRUNK SEWER	2002 - 2010	\$9,892,000	\$2,261,000	\$0	\$7,631,000
TOTAL WATER / SEWER PROJECTS:				\$9,892,000	\$2,261,000	\$0	\$7,631,000
GRAND TOTALS:				\$795,463,867	\$212,611,590	\$57,304,728	\$525,547,549

Table 7 - Listing of Facility Projects

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TRANSPORTATION PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SAN DIEGUITO ROAD (City Limit east to Camino del Sur-2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

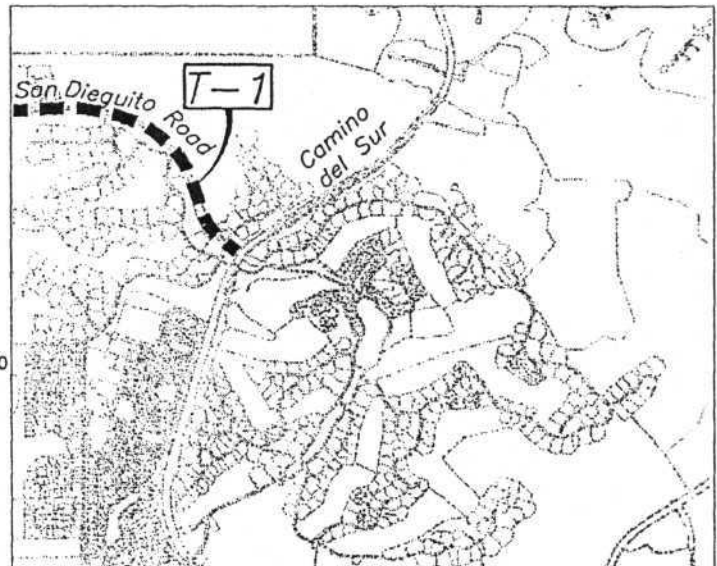
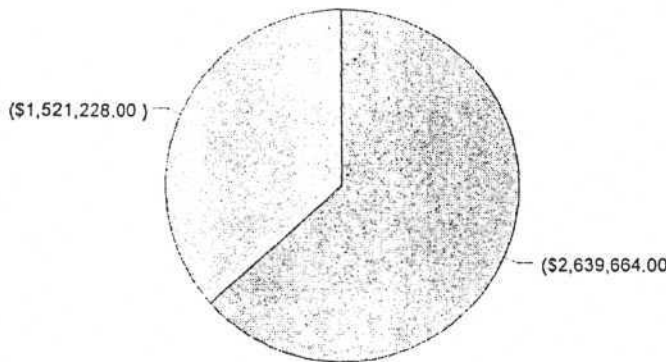
PROJECT: T-1

CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,639,664	BMR-FBA (CR)	2,566,589	73,075					
1,521,228	SUBDIVIDER	1,521,228						
0	DEV. ADVANCE	73,075	(73,075)					
0								
0								
0								
4,160,892	TOTAL	4,160,892	0	0	0	0	0	0



Description: Design and construct the extension of San Dieguito Road from the existing terminus of the roadway in the community of Fairbanks Ranch to Camino del Sur as a 2-lane Collector Street with projected left turn lanes. This project also includes the installation of a new water main within this right-of-way.

Funding: The water main was constructed as a subdivider expense.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

Note: Developer Advance was provided by Santaluz.

Cross Ref: Torrey Highlands PFFP Project T-8.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL APAJO WIDENING (San Dieguito Road to Via de Santa Fe)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-2

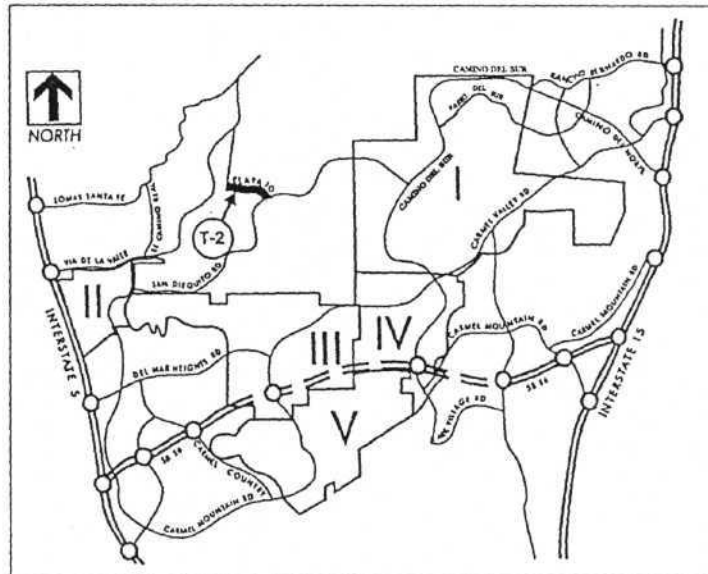
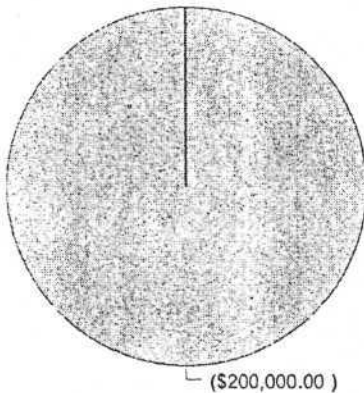
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0									
0									
200,000	COUNTY	200,000							
0									
0									
0									
0									
0									
200,000	TOTAL	200,000	0	0	0	0	0	0	0



Description: Widen and/or restripe this two lane roadway sufficiently to allow a center two-way left turn lane between San Dieguito Road and Via De Santa Fe.

Others: See County of San Diego CIP Project Rd-13. Project constructed by County.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN ROAD (Carmel Valley Road south to Rancho Penasquitos-4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

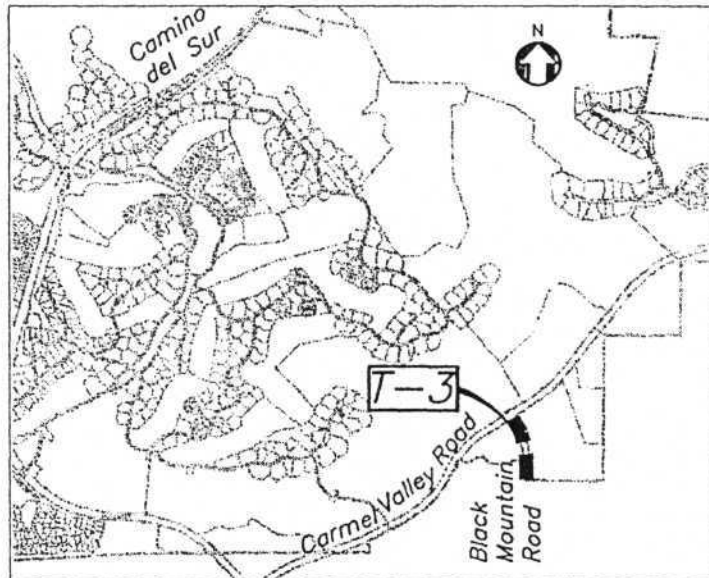
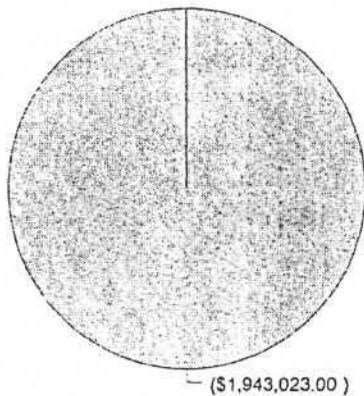
PROJECT: T-3

CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,943,023	BMR-FBA (CR)	1,920,227	22,796					
0								
0	DEV. ADVANCE	22,796	(22,796)					
0								
0								
0								
0								
1,943,023	TOTAL	1,943,023	0	0	0	0	0	0



Description: Design and construct the extension of Black Mountain Road from Carmel Valley Road southerly to the existing terminus of this roadway in the community of Rancho Penasquitos as a 4-lane Major Street, to the satisfaction of the City Engineer. Provide traffic signal at intersection of Black Mountain Road and Carmel Valley Road.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance was provided by Santaluz.

Cross Ref: Torrey Highlands PFFP Project T-7.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO PENASQUITOS INTERSECTIONS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 292754

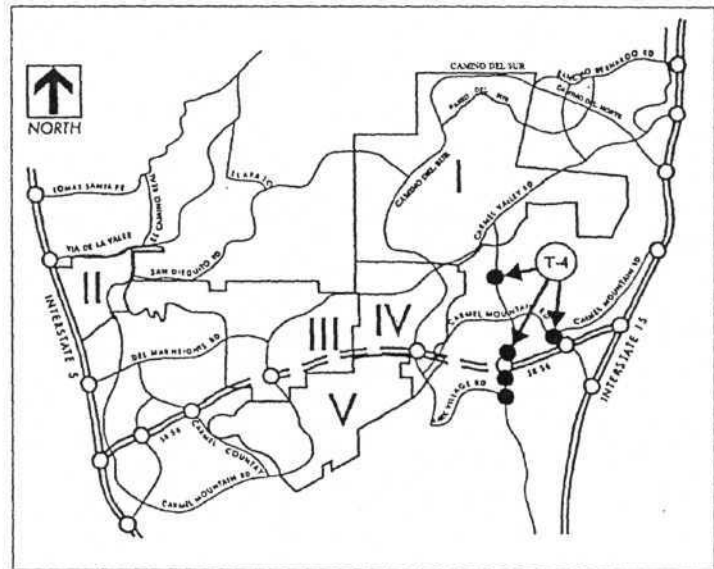
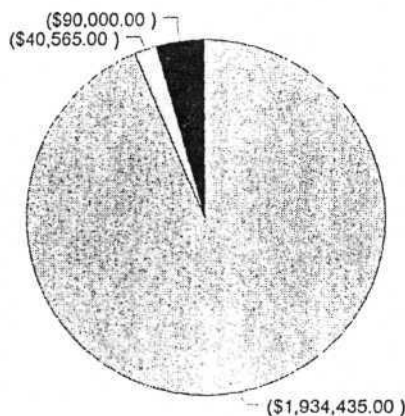
COUNCIL DISTRICT: 1

PROJECT: T-4

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003-2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2011	
1,934,435	BMR-FBA (CR)	465,332			1,509,668		(40,565)	
0	DEV. ADVANCE	509,668		1,000,000	(1,509,668)			
0	PHR-FBA						40,565	
40,565								
0								
90,000	OTHERS-RPLMD			90,000				
0								
2,065,000	TOTAL	975,000	0	1,090,000	0	0	0	0



Description:

- A. Construct a traffic signal at existing Black Mountain Road and Maler Road intersection.
 - B. Widen the westbound ramp of SR-56 at Black Mountain Road for dual left turn and single right turn lanes. Modify the traffic signal to match the modified intersection.
 - C. Widen the southbound approach on Black Mountain Road at SR-56 for dual left turns and widen the northbound approach for an exclusive right turn lane. Modify the traffic signal to match the modified intersection.
 - D. Widen the northbound approach on Black Mountain Road at Park Village Road to provide for dual left turn lanes from Black Mountain Road to Park Village Road. Modify the traffic signal to match the modified intersection.
 - E. Widen the westbound ramp of SR-56 at Rancho Penasquitos Boulevard to provide a center left/through/right turn lane. Modify the traffic signal to match the modified intersection.
 - F. Rancho Penasquitos Median Improvements.
- Pacific Highlands Ranch will contribute a fair share to intersection D.

Justification: Improvements are required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: First Dev. Advance was provided by Santaluz. Second Dev. Advance for median improvements (F.) provided by BMR LLC. Others-RPLMD = Rancho Penasquitos Landscape Maintenance District.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-11.2.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (San Dieguito Road to Bing Crosby Drive - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-5

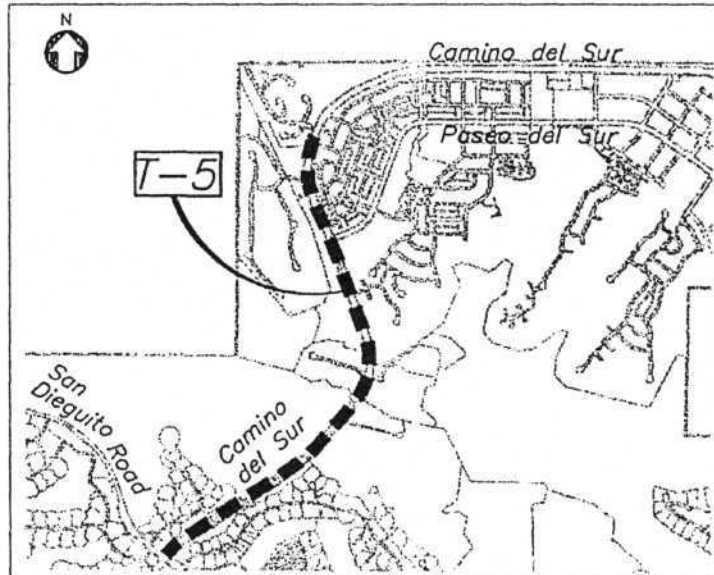
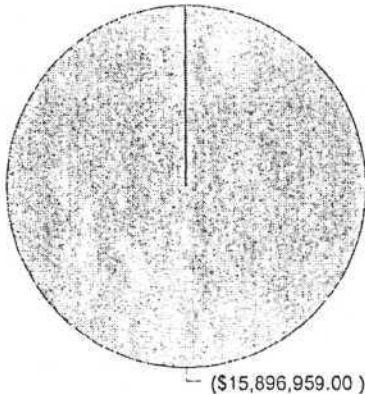
CIP or JO#: 52-401.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2001 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
15,896,959	BMR-FBA (CR)			11,355,570	1,891,896	2,649,493		
0								
0	DEV.ADVANCE	1,900,000		2,641,389	(1,891,896)	(2,649,493)		
0								
0								
0								
0								
0								
15,896,959	TOTAL	1,900,000	0	13,996,959	0	0	0	0



Description: Design and construct the initial two lanes of a four lane major roadway northward from San Dieguito Road to serve the units being developed within Black Mountain Ranch (BMR). Right-of-way and slope rights for 6-lanes to included. (see companion project T-7).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance is anticipated by BMR LLC.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR WIDENING (San Dieguito Road to Bing Crosby Drive - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-6

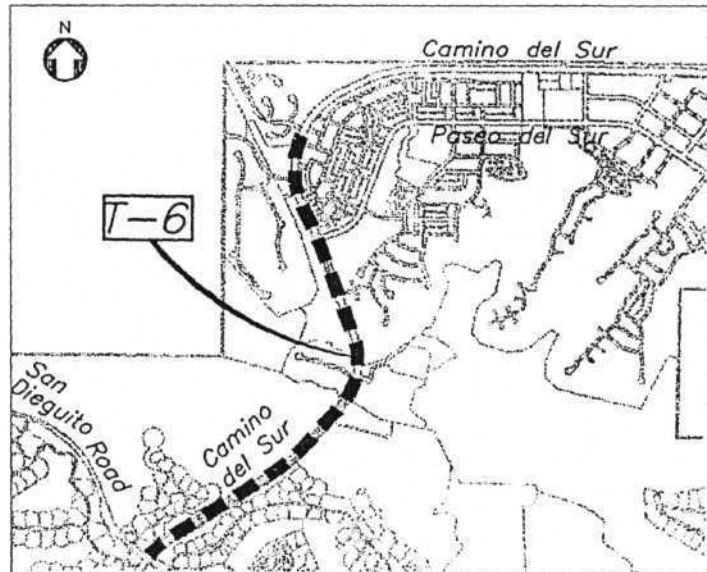
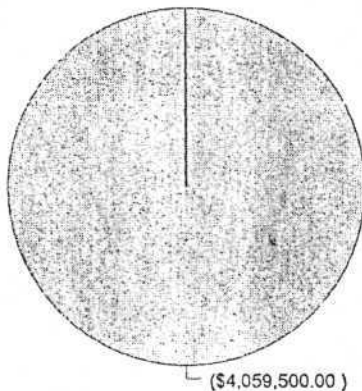
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
4,059,500	BMR-FBA (CR)				4,059,500			
0								
0	DEV. ADVANCE			4,059,500	(4,059,500)			
0								
0								
0								
0								
4,059,500	TOTAL	0	0	4,059,500	0	0	0	0



Description: Construct the widening of Camino del Sur from its initial two lanes northward from San Dieguito Road to an ultimate four lane major street. (see companion project T-8).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance is anticipated by BMR LLC.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR NORTH WILDLIFE CROSSING (2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-7

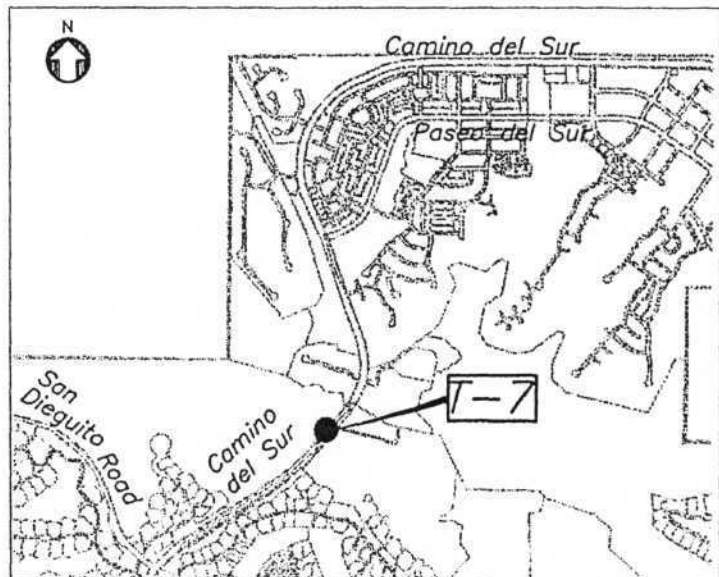
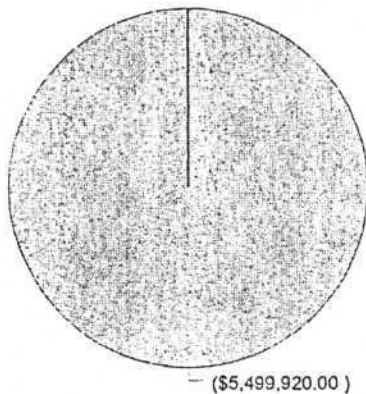
CIP or JO#: 52-402.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
5,499,920	BMR-FBA (CR)				5,499,920			
0								
0	DEV.ADVANCE	4,800,000		699,920	(5,499,920)			
0								
0								
0								
0								
0								
5,499,920	TOTAL	4,800,000	0	699,920	0	0	0	0



Description: Design and construct a large span bridge for Camino del Sur across Lusardi Creek to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Camino del Sur. (see companion project T-5).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance is anticipated by BMR LLC.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR NORTH WILDLIFE CROSSING WIDENING (add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-8

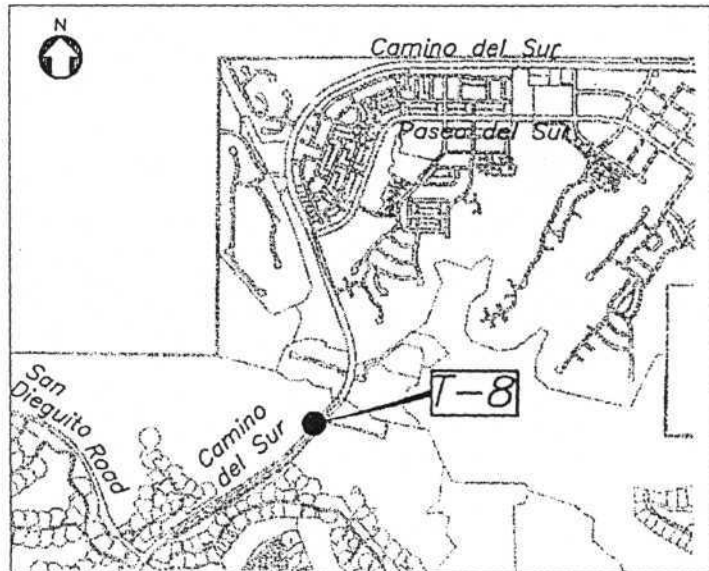
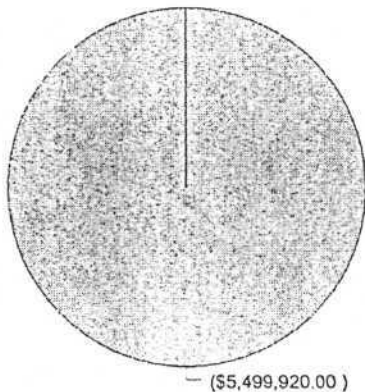
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
5,499,920	BMR-FBA (CR)				5,499,920			
0								
0	DEV.ADVANCE	5,000,000		499,920	(5,499,920)			
0								
0								
0								
0								
5,499,920	TOTAL	5,000,000	0	499,920	0	0	0	0



Description: Construct the widening of the bridge for Camino del Sur across the Lusardi Creek from its initial configuration to a full four lane width. (see companion projects T-6 and T-7).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Timing: This bridge widening project is required in advance of T-6 in order to provide utilities to the northerly half of the community.

Note: Developer Advance is anticipated by BMR LLC.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (San Dieguito Road south to Carmel Valley Road - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-9

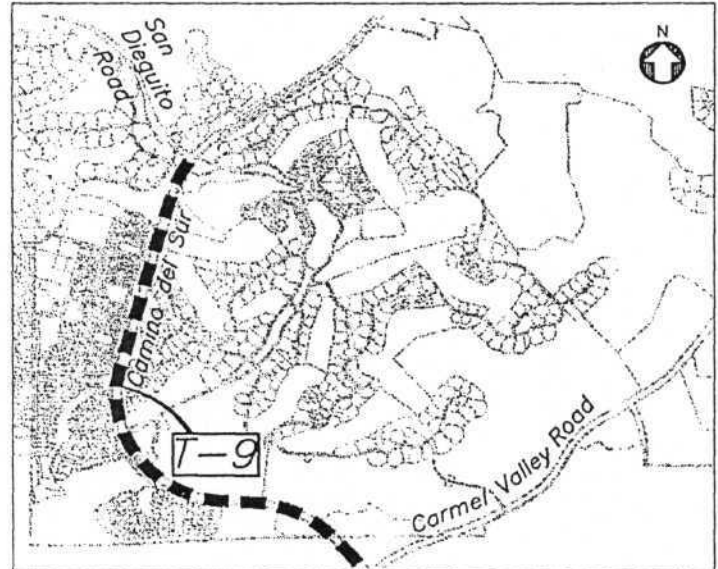
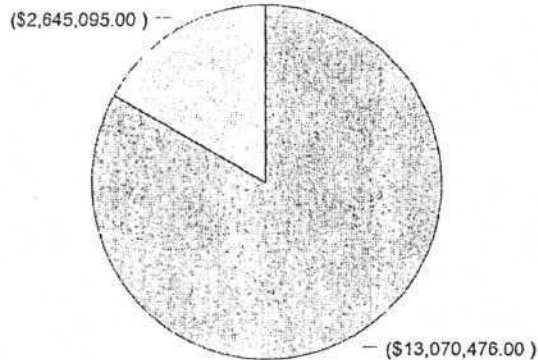
CIP or JO#: 52-403.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
13,070,476	BMR-FBA (CR)	5,506,546	4,964,010	2,599,920				
2,645,095	SUBDIVIDER	2,645,095						
0	DEV.ADVANCE	7,563,930	(4,964,010)	(2,599,920)				
0								
0								
0								
0								
0								
15,715,571	TOTAL	15,715,571	0	0	0	0	0	0



Description: Design and construct Camino del Sur from San Dieguito Road south to Carmel Valley Road as a 2-lane interim facility within a 6-lane right-of-way. Provide wildlife undercrossing and traffic signals and intersection widening at San Dieguito Road, B Street and Carmel Valley Road. Subdivider costs include construction of a 16" and a 24" water main and sewer main within the right-of-way.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance was provided by Santaluz.

Cross Ref.: Torrey Highlands PFFP Project T-2.4.

COST INCLUDES T-11.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR WIDENING (San Dieguito Road south to Carmel Valley Road - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-10

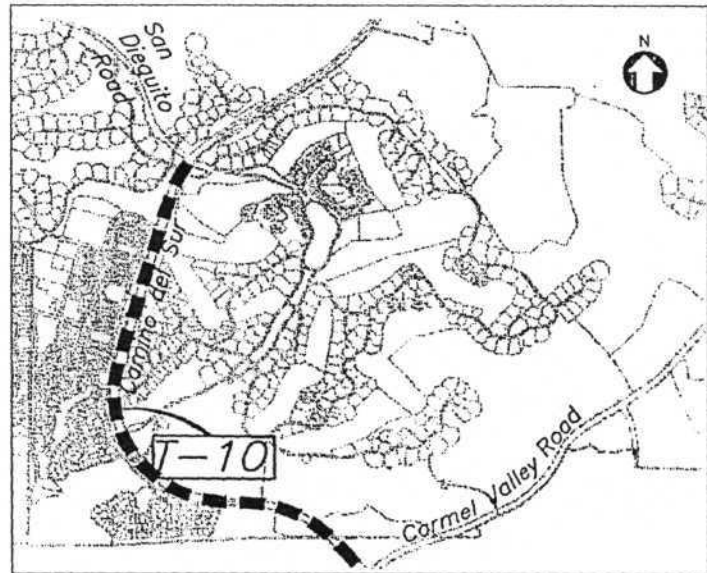
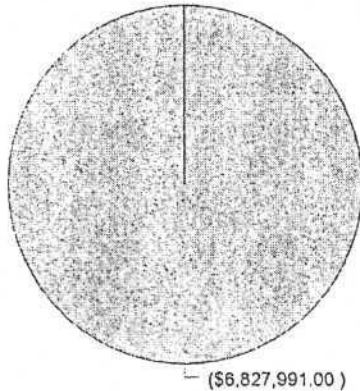
CIP or JO#: 52-403.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	
6,827,991	BMR-FBA (CR)	1,271,491					5,556,500	
0								
0	DEV. ADVANCE					5,556,500	(5,556,500)	
0								
0								
0								
0								
6,827,991	TOTAL	1,271,491	0	0	0	5,556,500	0	0



Description: Construct an additional two lanes of Camino del Sur from San Dieguito Road southward to Carmel Valley Road. Modify traffic signals at San Dieguito Road, B Street and Carmel Valley Road to be consistent with this cross section.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: First phase improvements were constructed adjacent to the "South Village".

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-11

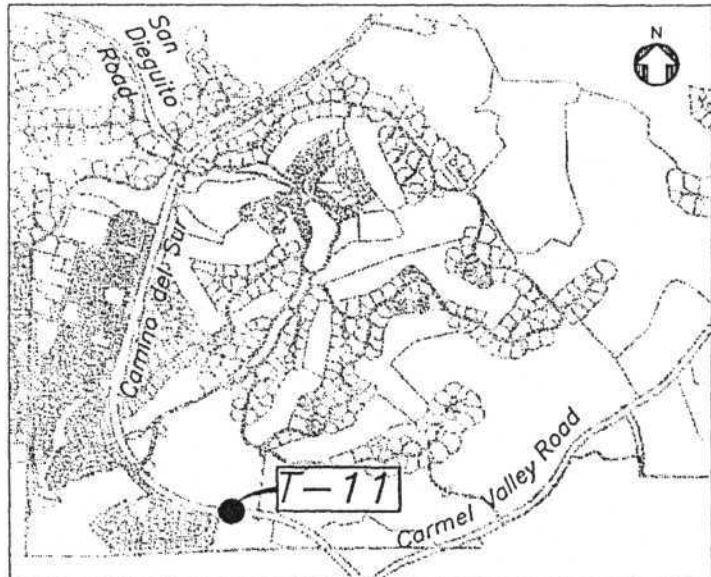
CIP or JO#: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-9

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Design and construct a large span bridge beneath Camino del Sur to provide an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Camino del Sur. (see companion project T-9).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Cross Ref.: Torrey Highlands PFFP Project T-2.4.

COST INCLUDED IN T-9.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR SOUTH WILDLIFE CROSSING WIDENING (add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-12

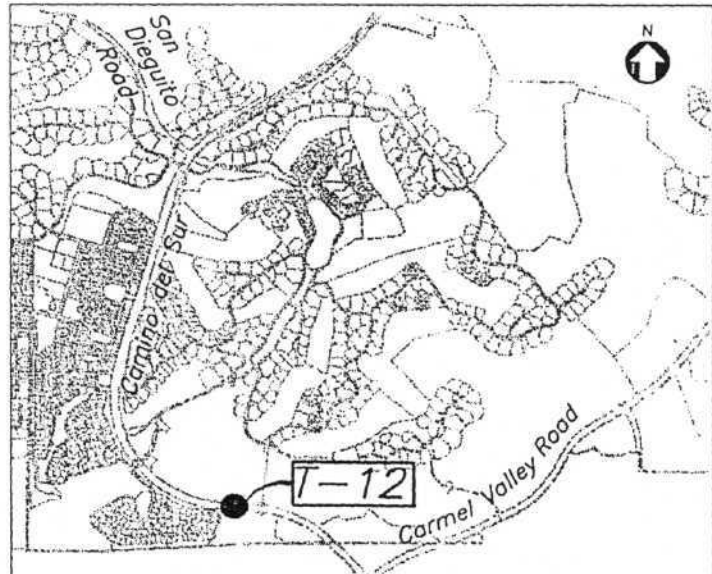
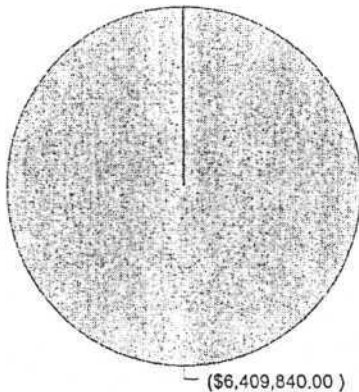
CIP or JO#: 52-404.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	
6,409,840	BMR-FBA (CR)						6,409,840	
0								
0	DEV. ADVANCE					6,409,840	(6,409,840)	
0								
0								
0								
6,409,840	TOTAL	0	0	0	0	6,409,840	0	0



Description: Construct the additional width necessary for the wildlife crossing under Camino del Sur (see project T-11) to allow for the widening of Camino del Sur (see project T-10).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Carmel Valley Road south to SR-56 - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-13

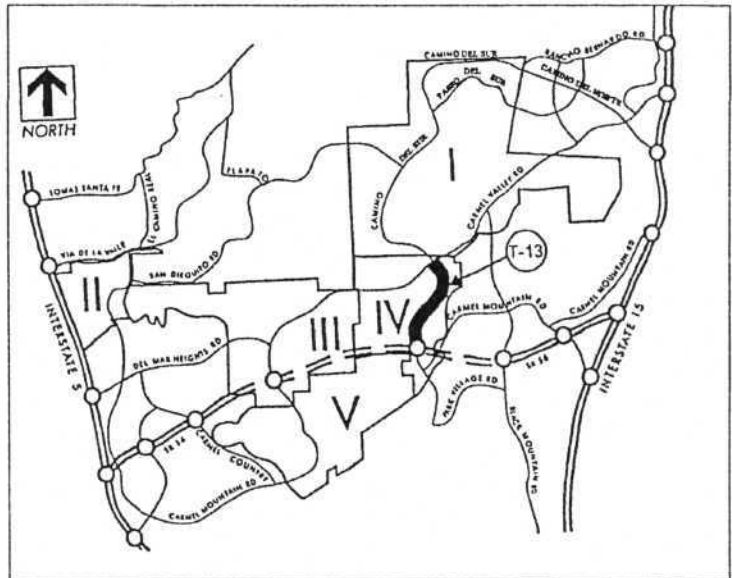
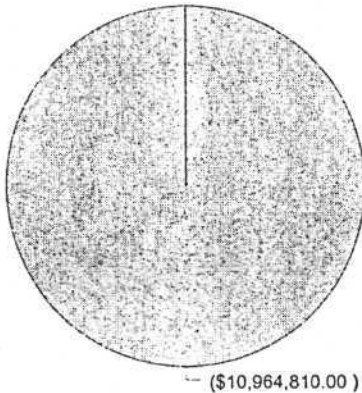
CIP or JO#: 52-725.0

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
0								
0								
0	DEV. ADVANCE	3,649,810		(3,649,810)				
10,964,810	TH - FBA	7,315,000		3,649,810				
0								
0								
0								
10,964,810	TOTAL	10,964,810	0	0	0	0	0	0



Description: Construct Camino del Sur between SR-56 and Carmel Valley Road as a two lane interim roadway (40' paved width) within the right-of-way for a future six lane facility. Additional lanes may be required in the intermediate vicinity of the interchange. (see companion project T-14).

Funding: The right-of-way for this roadway came as a subdivider contribution in conjunction with the tentative subdivision map approval process.

Schedule: This project was required with the first phase of development within Torrey Highlands.

Note: Construction of this roadway satisfied the development agreement requirement that Black Mountain Ranch, Phase I, has to participate in the construction of Camino del Sur, southerly of Carmel Valley Road (see exhibit B-2, item 27, on page B-2-8). Developer Advance was provided by Western Pacific Housing.

Cross Ref: Torrey Highlands PFFP Project T-2.1.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR WIDENING (Carmel Valley Road south to SR-56)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-14

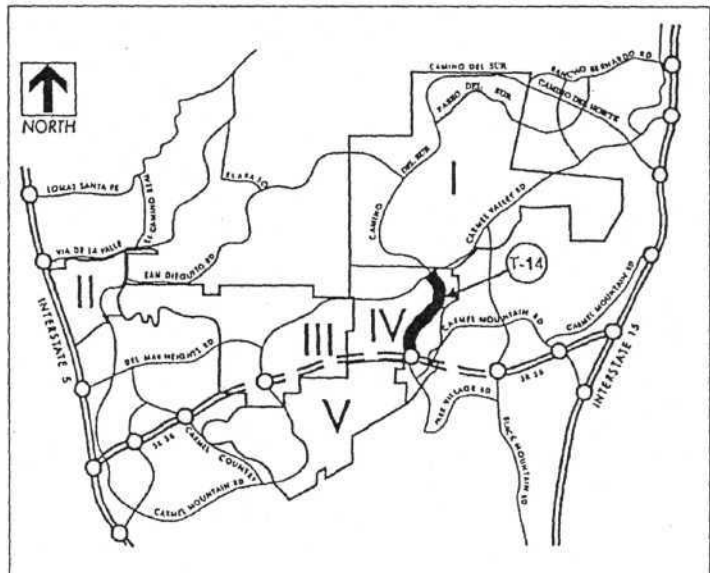
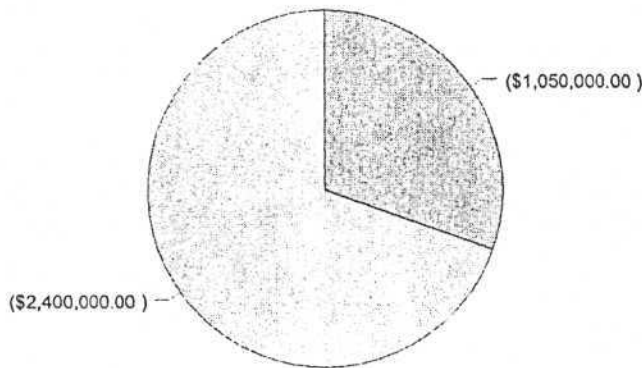
CIP or JO#: 52-725.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2011		
1,050,000	BMR-FBA (CR)					1,050,000		
0								
0								
2,400,000	TH - FBA	2,400,000						
0								
0								
3,450,000	TOTAL	2,400,000	0	0	0	1,050,000	0	0



Description: Design and construct additional travel lanes for Camino del Sur, complete with median improvement, within a six lane right-of-way. [see companion project T-13].

Phasing: This project addresses the incremental widening of this 6-lane major roadway. It is anticipated that this widening will occur in two phases. The first phase, commensurate with Phase III of the Torrey Highlands transportation phasing plan TPP), will cover the widening to four travel lanes. As part of this initial phase, a total of six travel lanes may be required in the immediate vicinity of the Camino del Sur interchange. The second phase will complete the six lane facility for its entire length which may not be required until buildout of Torrey Highlands.

Timing: Phase 1 of this project is complete. Phase 2 will occur commensurate with the requirements of the Black Mountain Ranch Transportation Phasing Plan.

Cross Ref: Torrey Highlands PFFP Project T-2.2.

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR AND SR-56 INTERCHANGE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 52-463.0

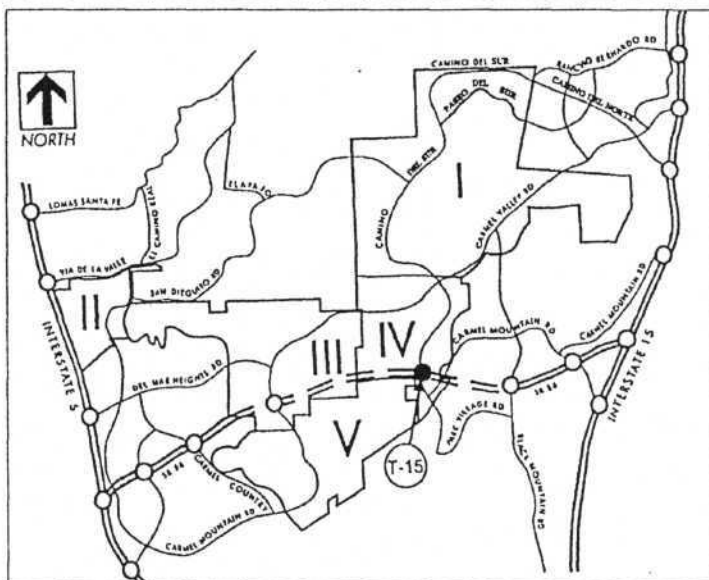
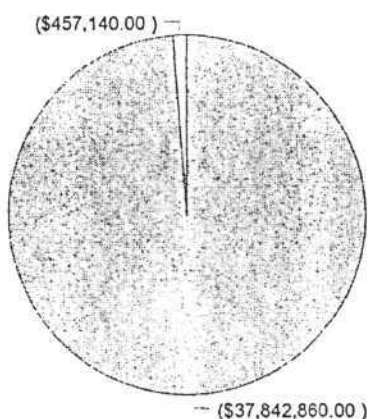
COUNCIL DISTRICT: 1

PROJECT: T-15.1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2001 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
0								
0								
0								
37,842,860	TH - FBA	25,926,935	5,715,925			6,200,000		
457,140	OTHER	457,140						
0								
0								
38,300,000	TOTAL	26,384,075	5,715,925	0	0	6,200,000	0	



Description: This project provides for the design and construction of a full, grade separated, 6 lane (with dual left turn lanes) freeway interchange at the intersection of Camino del Sur and SR-56. This interchange will be built in phases. The first phase consisted of the westerly two-lane extension of SR-56 from the westerly limits of the city's portion of the SR-56 project to the two on/off ramps on the east side of the interchange. This phase also consisted of the westerly off-ramp and the easterly on-ramp to the freeway. The second phase consisted of the construction of the freeway overcrossing structure and the westerly on-ramp and the easterly off-ramp to the freeway. The third phase, when required, will provide for the north to westbound cloverleaf on-ramp and the south to eastbound cloverleaf on-ramp.

Funding: Caltrans assumed the responsibility to construct the westerly extension of SR-56 and the freeway overcrossing of Camino del Sur. New development is responsible for funding the freeway ramps, acquisition of the right-of-way for the interchange, and mitigation costs for the interchange.

OTHER = TH-Western Pacific Housing

Cross Ref.: Torrey Highlands PFFP Project T-1.3.

COST INCLUDES T-16.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 BIKE INTERCHANGES

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 58-171.0

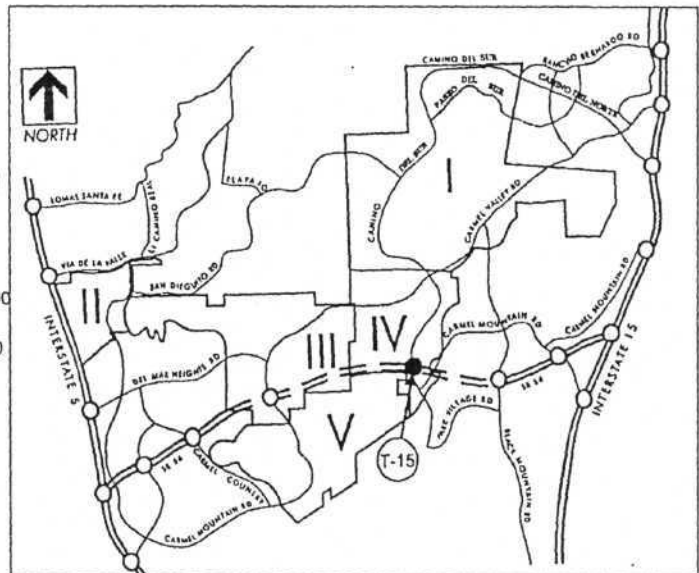
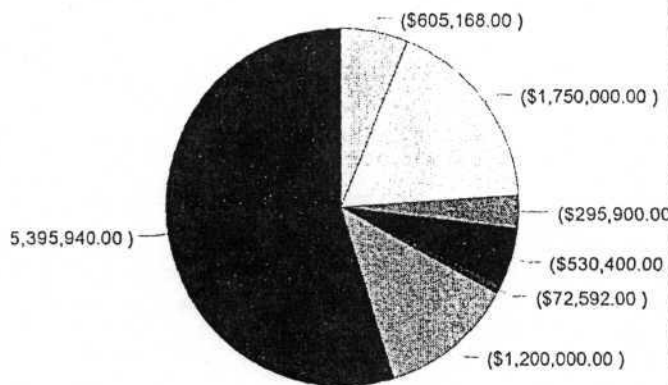
COUNCIL DISTRICT: I

PROJECT: T-15.2

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2005-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008	2010	2011	2012
605,168	BMR-FBA (CR)						605,168	
1,750,000	RP-FBA				1,750,000			
295,900	TH-FBA					295,900		
530,400	PHR-FBA							530,400
72,592	DMMA-FBA				72,592			
1,200,000	SANDAG		1,200,000					
5,395,940	UNIDENTIFIED							
9,850,000	TOTAL	0	1,200,000	0	1,822,592	295,900	605,168	530,400



Description: This project will provide either at-grade or grade-separated bicycle path interchange facilities along State Route 56. A project study report will identify the actual locations and types facilities needed.

Justification: Bicyclists and pedestrians traveling the SR-56 bicycle path and needing to cross through the interchange areas would have to contend with high volumes of conflicting vehicular traffic. The bicycle path facilities to be proposed in the project study report will expedite the movements along the bicycle path through and connecting to the interchange areas.

Schedule: Project study report to be completed in FY 2006. Environmental and design to be completed on FY 2007. Construction to be completed as funds become available.

Development Agreement: Black Mountain Ranch Limited Partnership and the City are parties to a development agreement which provides that the Black Mountain Ranch (BMR) project will be subject to the inclusion of this project in the Facilities Financing Program only if such inclusion does not now or in the future result in an increase in the fee applicable to the BMR project. The above contribution by BMR is all that can be accommodated without incurring a fee increase to the FBA.

Cross Ref.: Torrey Highlands PFFP Project T-11.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-1.7.

Cross Ref.: Del Mar Mesa PFFP Project 43-26.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR and SR-56 COMPLETE INTERCHANGE LOOPS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-16

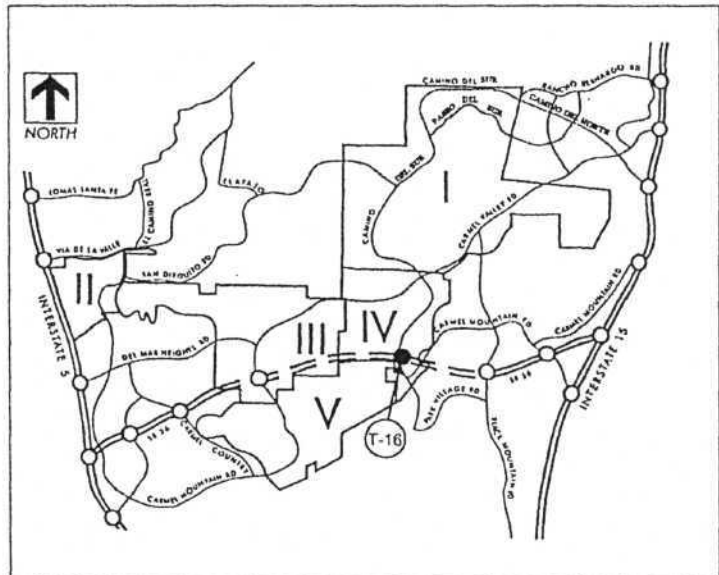
CIP or JO#: 52-463.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-15.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Completion of a full grade separated, 6 lane (with dual left turn lanes & loops) freeway interchange at the intersection of Camino del Sur and SR-56. This intersection will be built in two phases, with the first phase being a diamond interchange (see project T-15.1) with ramps at all four quadrants of the interchange.

The scope of this project has been moved to project T-15.1.

Cross Ref.: Torrey Highlands PFFP Project T-1.3.

COST AND SCOPE OF WORK INCLUDED IN T-15.1

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR and SR-56 PARK & RIDE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: N/A

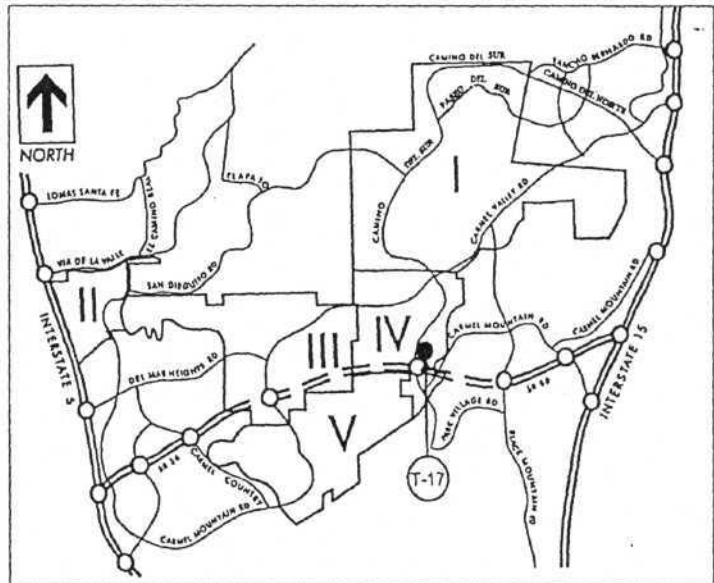
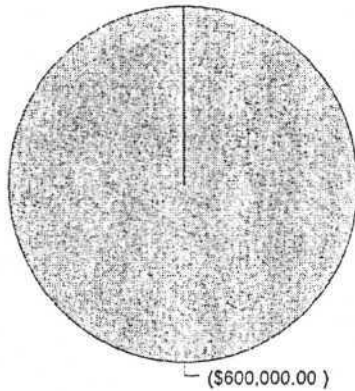
COUNCIL DISTRICT: I

PROJECT: T-17

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008				
0	TH - FBA							
0								
0								
600,000				600,000				
0								
0								
0								
600,000	TOTAL	0	0	600,000	0	0	0	0



Description: Provide for the design and construction of a one-acre park and ride facility to accommodate 100 cars near the SR-56/Camino del Sur interchange.

Cross Ref: Torrey Highlands PFFP Project T-2.3.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD at I-5

(southbound ramp and extension of right turn lane on El Camino Real)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-18

CIP or JO#:

COUNCIL DISTRICT: 1

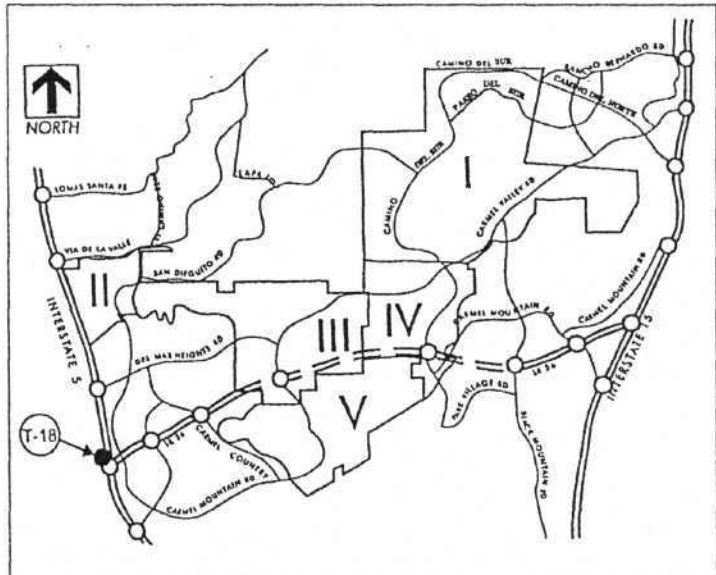
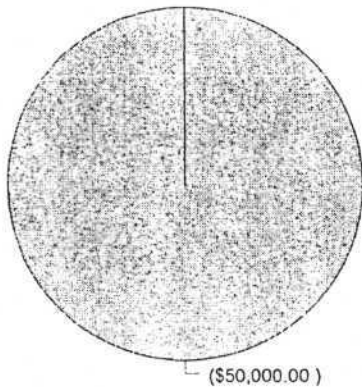
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
50,000	CALTRANS	50,000						
0								
50,000	TOTAL	50,000	0	0	0	0	0	0



Description: Modify traffic signal at the southbound I-5 ramp at Carmel Valley Road for split phasing and restripe intersection for a westbound shared left and through lane.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

Note: This project was completed by Caltrans prior to the commencement of construction within BMR.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (SR-56 east to Via Abertura - First phase Improvements)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

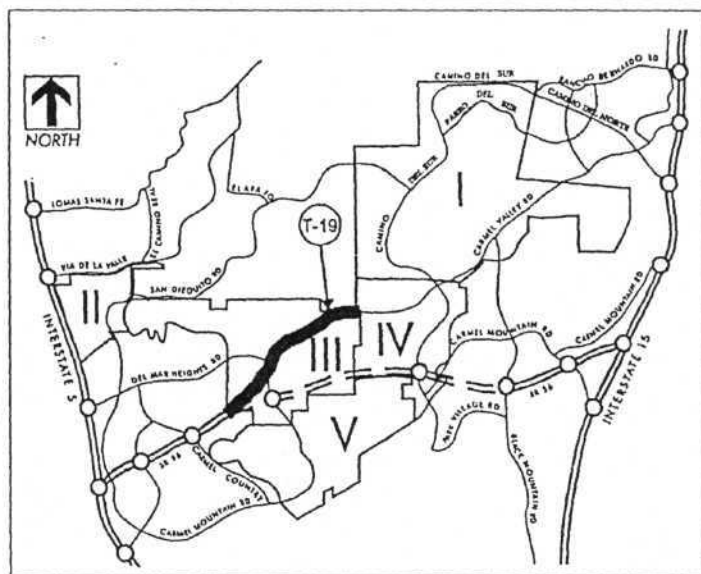
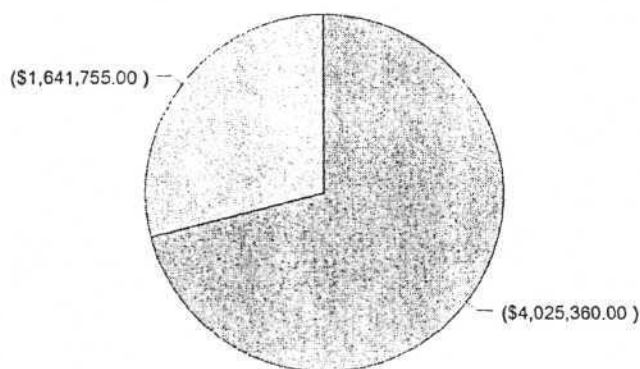
PROJECT: T-19

CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
4,025,360	BMR-FBA (CR)	4,001,972	23,388					
1,641,755	SUBDIVIDER	1,641,755						
0	DEV. ADVANCE	23,388	(23,388)					
0								
0								
0								
0								
0								
5,667,115	TOTAL	5,667,115	0	0	0	0	0	0



Description Design and construct interim widening of existing Carmel Valley Road from existing SR-56 to Via Abertura as a 2-lane facility. (see companion project T-21.1 and T-21.2) includes traffic signal at Rancho Santa Fe Farms Road.

Funding: Reimbursement from development within Pacific Highlands Ranch occurred as development occurred within this community. Prorata funding distribution was based on the share of traffic contributed by each community.

Subdividers: Seabreeze Farms, Pardee Homes, and Catholic High School = \$1,380,000
Santaluz = \$261,755

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance was provided by Santaluz.

Cross Ref: Pacific Highlands Ranch PFFP Project T-4.1.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Del Mar Heights Road east to Via Abertura - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-20

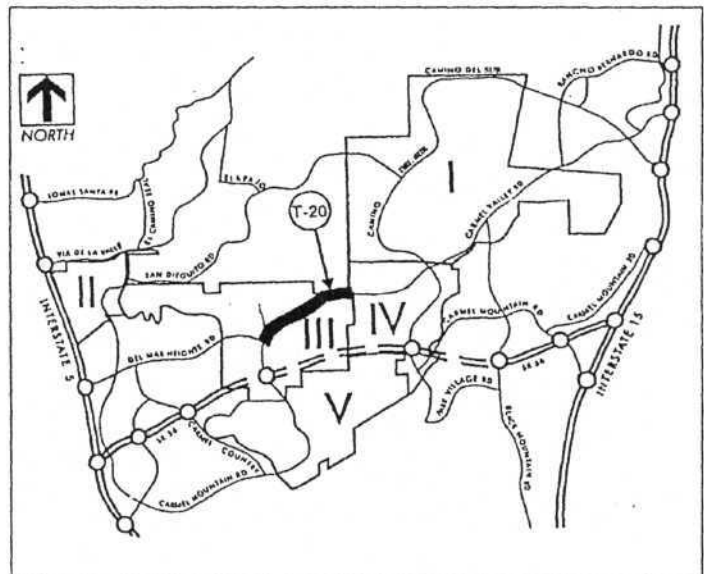
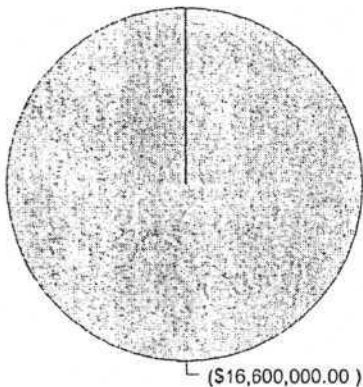
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006 - 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2013	
0	DEV. ADV. PHR-FBA	12,507,000	1,093,000	(1,587,000)	(6,000,000)	(6,013,000)		
0				1,587,000	6,000,000	6,013,000	3,000,000	
0								
16,600,000								
0								
0								
0								
16,600,000	TOTAL	12,507,000	1,093,000	0	0	0	3,000,000	0



Description: Design and construct Carmel Valley Road from Del Mar Heights Road to Via Abertura as a 4-lane facility.

This project is presented for information only. This project is to be funded entirely through the Pacific Highlands Ranch (PHR) FBA. In the event that facility is not available or assured as required by the Black Mountain Ranch (BMR) transportation phasing plan, BMR subdividers may be required to advance this facility and obtain reimbursement from PHR FBA.

Justification: This facility is required to accommodate traffic generated by new development in BMR and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance provided by Pardee.

Cross Ref: Pacific Highlands Ranch PFFP Project T-4.3 & T-4.4.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Via Abertura to Camino del Sur - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-21.1

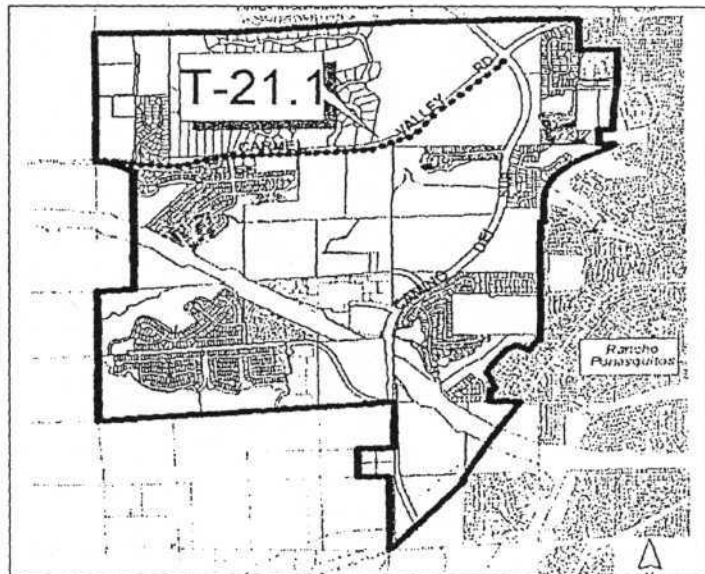
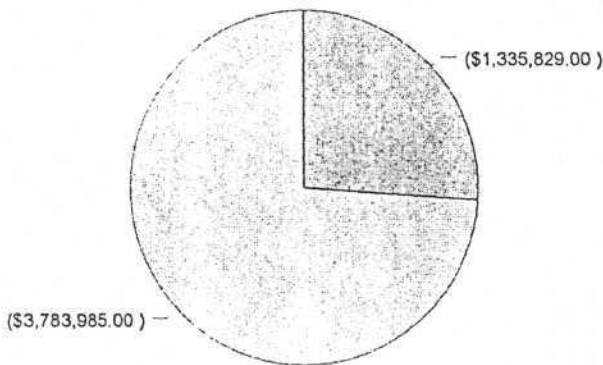
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,335,829	BMR-FBA (CR)	1,320,156	15,673					
3,783,985	SUBDIVIDER	3,783,985						
0	DEV. ADVANCE	15,673	(15,673)					
0								
0								
0								
0								
0								
5,119,814	TOTAL	5,119,814	0	0	0	0	0	0



Description: Design and construct Carmel Valley Road from Via Abertura to Camino del Sur as a 2-lane interim facility. (see companion project T-21.2)

Funding: Water main improvements were constructed as a subdivider improvement.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note.: Developer Advance was provided by Santaluz.

Cross Ref.: Torrey Highlands PFFP Project T-4.1.

COST INCLUDES T-23.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Camino del Sur to Black Mountain Road - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-21.2

CIP or JO#: 292754

COUNCIL DISTRICT: 1

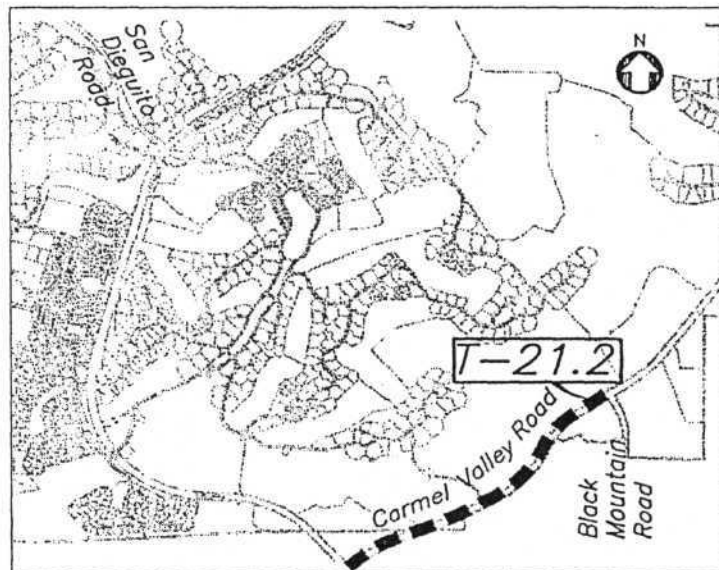
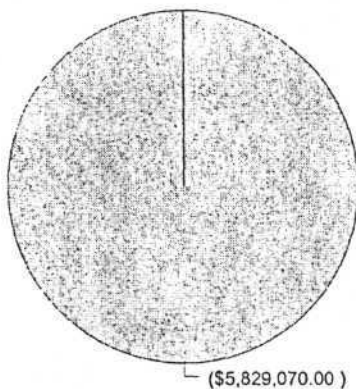
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
5,829,070	BMR-FBA (CR)	5,760,681	68,389					
0								
0	DEV. ADVANCE	68,389	(68,389)					
0								
0								
0								
0								
5,829,070	TOTAL	5,829,070	0	0	0	0	0	0



Description: Design and construct Carmel Valley Road from Camino del Sur to Black Mountain Road as a 2-lane interim facility including traffic signal at Black Mountain Road. (see companion project T-21.1)

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note.: Developer Advance was provided by Santaluz.

Cross Ref.: Torrey Highlands PFFP Project T-4.2.

COST INCLUDES T-24.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Widen to Four Lanes: Via Abertura east to Camino del Sur)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-22.1

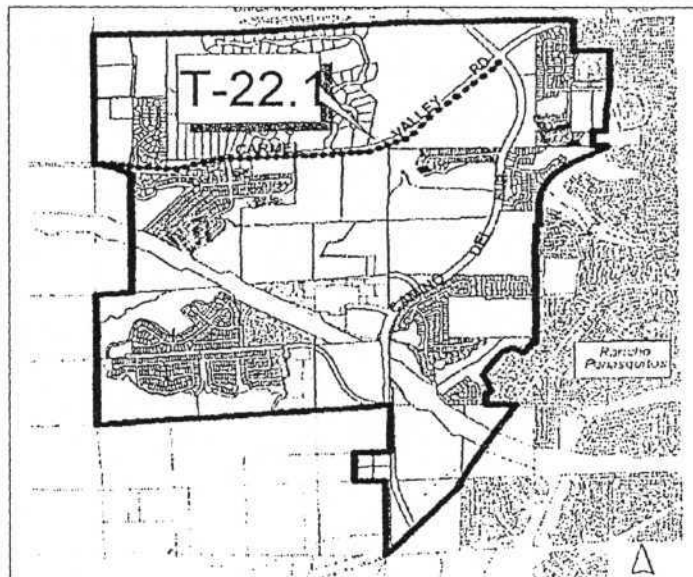
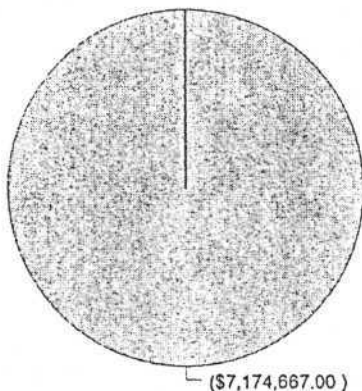
CIP or JO#:

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2004 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
0								
0								
0								
7,174,667	TH-FBA	2,674,667				4,500,000		
0								
0								
0								
7,174,667	TOTAL	2,674,667	0	0	0	4,500,000	0	0



Description: Design and construct two additional travel lanes for Carmel Valley Road. This widening shall occur in two increments. The first increment requires the widening along the frontage of Torrey del Mar development. The second increment completes the remainder of the widening. (see companion project T-22.2). Timing of each increment of widening will be based on the transportation phasing plan for Torrey Highlands.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Cross Ref.: Torrey Highlands PFFP Project T-4.3.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Widen to Four Lanes: Camino del Sur to Black Mountain Road)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-22.2

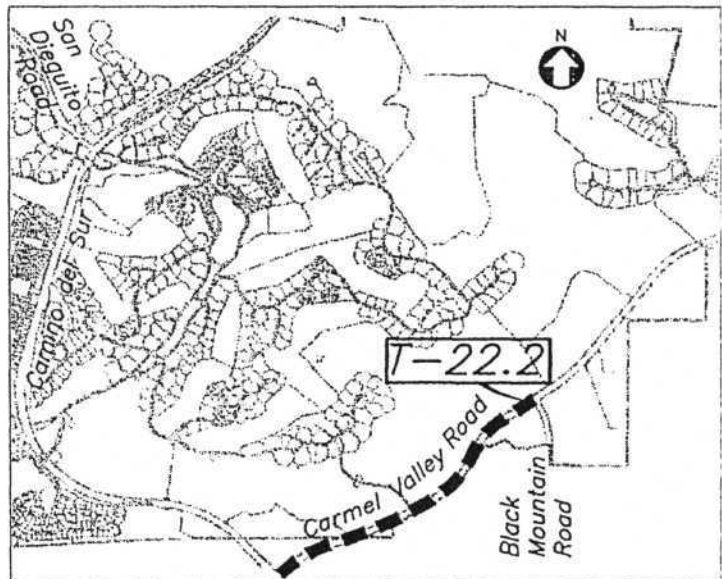
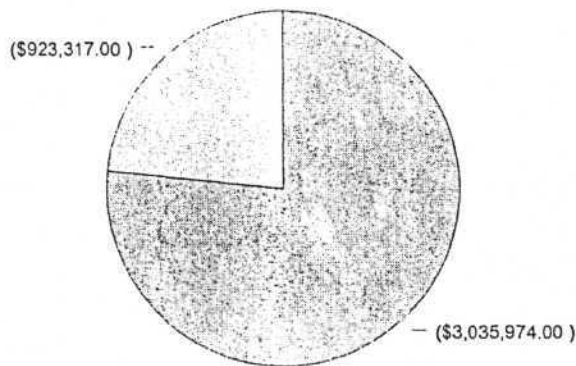
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2000 - 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2005	2006	2007	2008	2009
3,035,974	BMR-FBA CR)	3,000,355	35,619					
0								
0	DEV. ADVANCE	35,619	(35,619)					
923,317	TH - FBA						122,815	800,502
0								
0								
3,959,291	TOTAL	3,035,974	0	0	0	0	122,815	800,502



Description: Design and construct two additional travel lanes for Carmel Valley Road. This widening shall occur in two increments. The first increment occurred at each end of this reach to accommodate intersection requirements. The second increment extends the widening in the middle portion of this roadway. Timing of each increment of widening will be based on the transportation phasing plan for Torrey Highlands. (see companion project T-22.1).

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Note.: Developer Advance for the first increment was provided by Santaluz.

Cross Ref.: Torrey Highlands PFFP Project T-4.4.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD WEST WILDLIFE CROSSING (Via Abertura east to Camino del Sur)

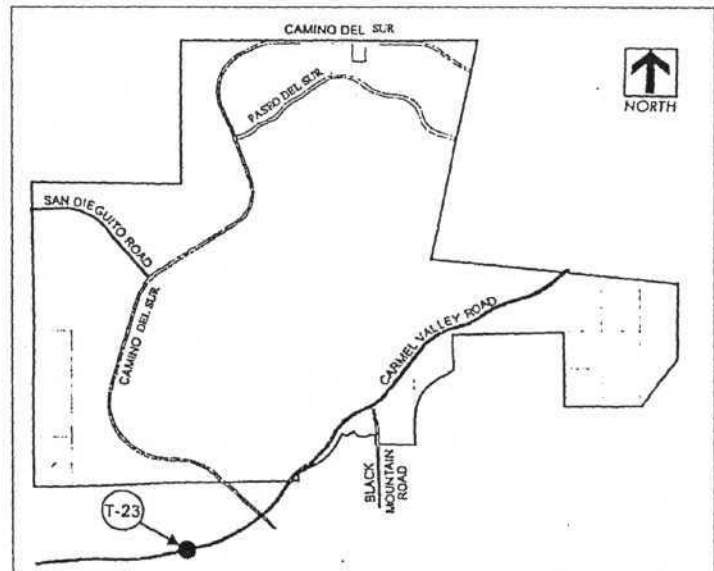
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS **PROJECT:** T-23

CIP or JO#: N/A

COUNCIL DISTRICT: I **COMMUNITY PLAN:** Black Mountain Ranch

PROJECT YEAR: SEE T-21.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing occurred concurrent with the construction Carmel Valley Road. The scope of work for this project is now included in project T-21.1.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Cross Ref.: Torrey Highlands PFFP Project T-4.1.

COST INCLUDED IN T-21.1.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-24

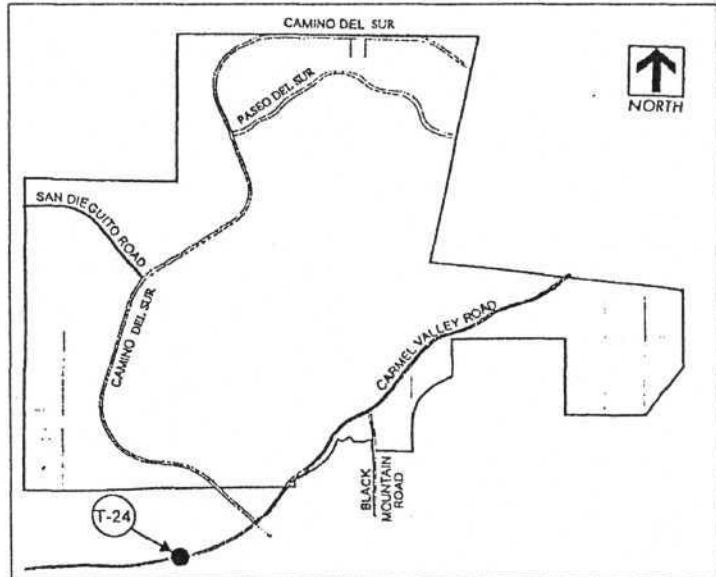
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-21.2

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing occurred concurrent with the construction Carmel Valley Road. The scope of work for this project is now included in project T-21.1.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

COST INCLUDED IN T-21.2.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-25

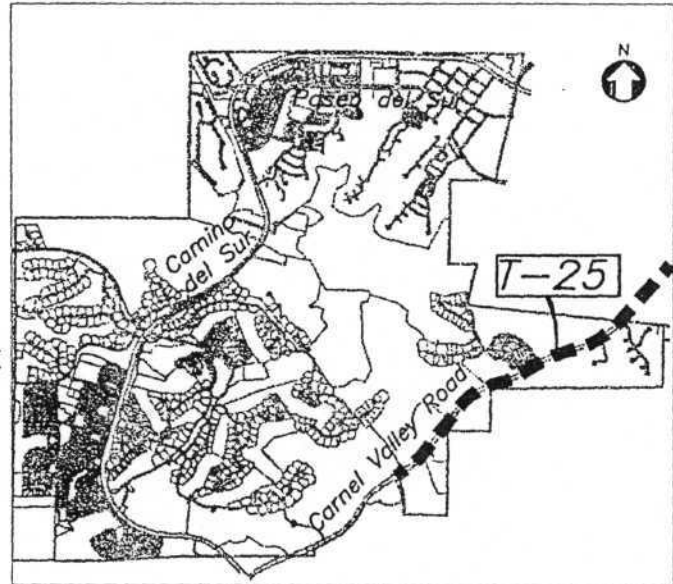
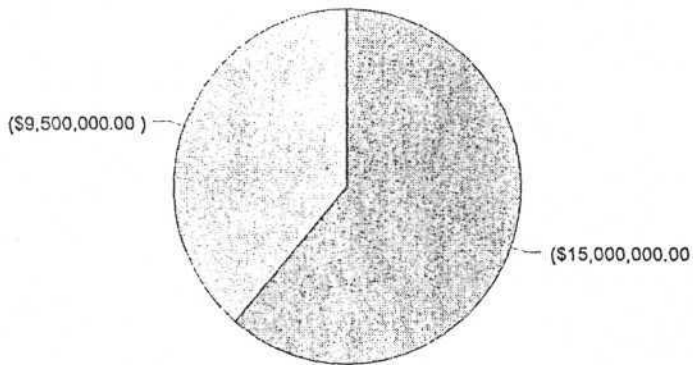
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2004-2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2008	2010	2012	2013
15,000,000	BMR-FBA (CR)				3,000,000		6,100,000	5,900,000
9,500,000	SUBDIVIDER	1,000,000	8,500,000					
0	DEV ADVANCE			3,000,000	(3,000,000)	12,000,000	(6,100,000)	(5,900,000)
0								
0								
0								
0								
0								
24,500,000	TOTAL	1,000,000	8,500,000	3,000,000	0	12,000,000	0	0



Description: Design and construct Carmel Valley Road from Black Mountain Road east to Camino Crisalida as a 4-lane facility within a 6-lane right-of-way. Project includes funds to relocate existing water mains (i.e. Rancho Bernardo pipeline) in the area into the right-of-way for this project.

The funding source listed above as "subdivider" is the developer of 4S Ranch, which is located in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY RD EAST WILDLIFE CROSSING (btwn Blk Mtn Rd & Cm Crisalida - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-27

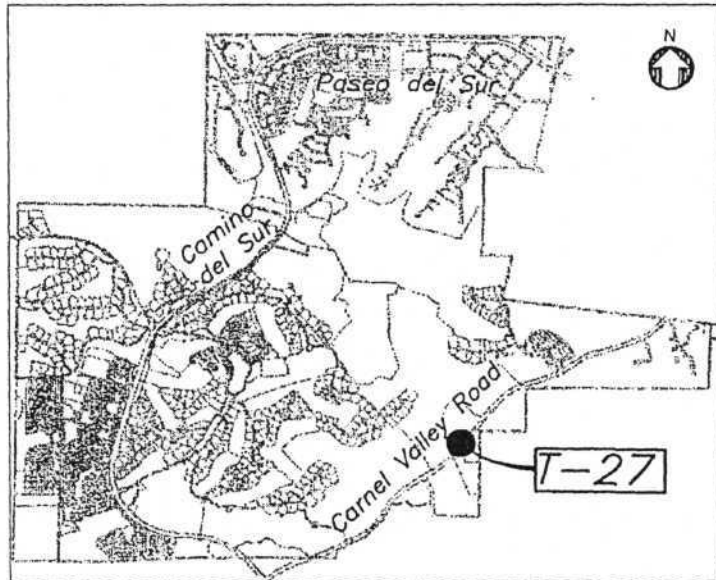
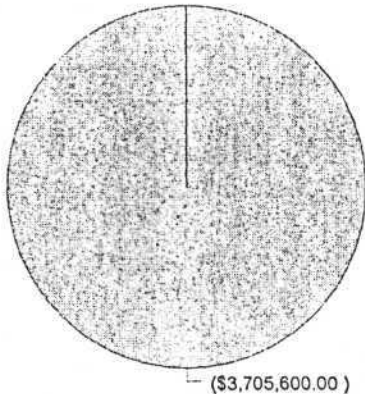
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011	2012		
3,705,600	BMR-FBA (CR)				300,000	3,405,600		
0	DEV. ADVANCE			3,705,600	(300,000)	(3,405,600)		
0								
0								
0								
0								
0								
3,705,600	TOTAL	0	0	3,705,600	0	0	0	0



Description: Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Carmel Valley Road.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL at SAN DIEGUITO ROAD INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-28

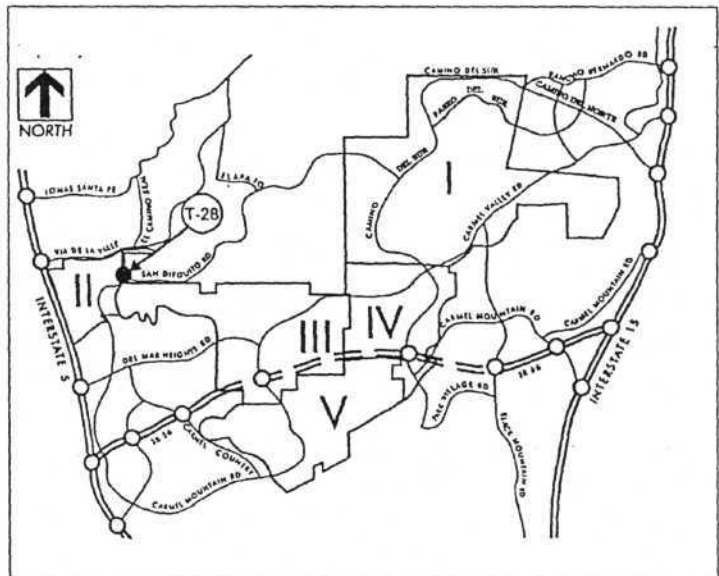
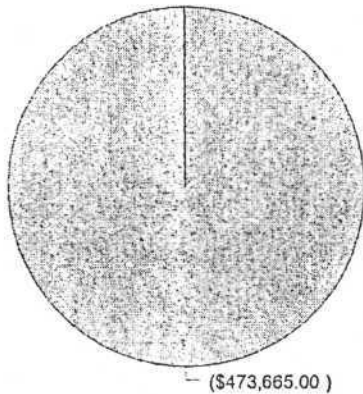
CIP or JO#: 292754

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
473,665	BMR-FBA (CR)	473,665						
0								
0								
0								
0								
0								
0								
473,665	TOTAL	473,665	0	0	0	0	0	0



Description: Widen the westbound approach on San Dieguito Road at El Camino Real to provide a shared left and right turn lane. Modify existing traffic signal as necessary.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Road and surrounding communities as well as existing sub-regional traffic needs.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-12.1.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (Half Mile Drive north to San Dieguito Road - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-29.1

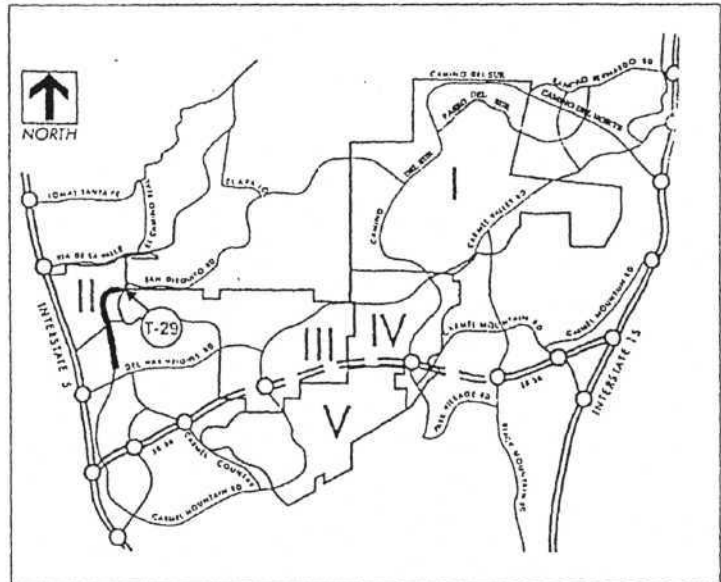
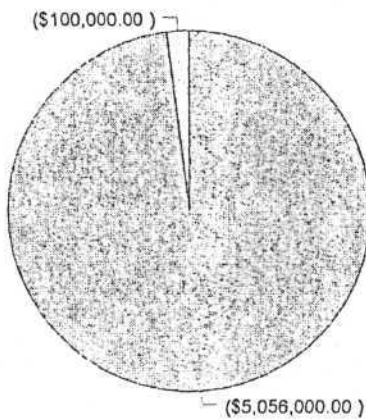
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2014	
5,056,000	BMR-FBA (CR)	4,256,000					800,000	
0								
0								
100,000	OTHERS		100,000					
0								
0								
0								
5,156,000	TOTAL	4,256,000	100,000	0	0	0	800,000	0



Description: Complete construction of existing El Camino Real between Half Mile Drive and San Dieguito Road as a 4-lane major street within the existing grading right-of-way. Estimated cost includes environmental analysis and alignment studies for the entire length of El Camino Real, i.e. from Half Mile Drive to Via De La Valle.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Others: Pardee, a developer in Pacific Highlands Ranch, is obligated to \$100,000 for wildlife undercrossing associated with El Camino Real.

Note: Costs in FY 2014 represent construction of curb, gutter and sidewalk on west side of roadway. These improvements would normally be installed by fronting property owner. The FBA will fund these improvements should the fronting property remain undeveloped at that time.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-12.2.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (San Dieguito Road north to Via de la Valle - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-29.2

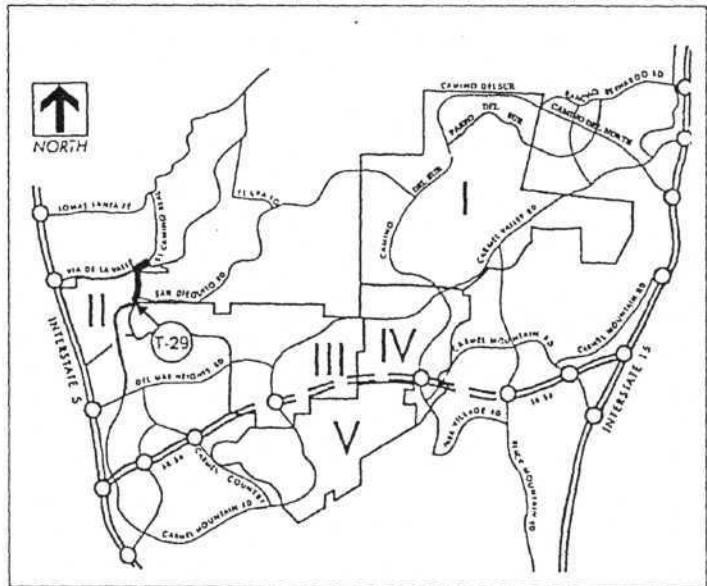
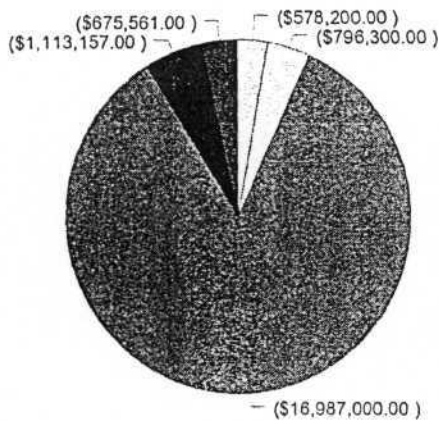
CIP or JO#: 52-479.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2004 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
578,200	BMR-FBA (CR)					578,200		
0	DEV. ADVANCE			578,200		(578,200)		
796,300	PHR-FBA					796,300		
16,987,000	OTHERS		10,000,000	6,987,000				
1,113,157	SUBDIVIDER	1,113,157						
675,561	DIF-FRCC	675,561						
20,150,218	TOTAL	1,788,718	10,000,000	7,565,200	0	796,300	0	0



Description: Reconstruct existing El Camino Real between San Dieguito Road and Via De La Valle as a 4-lane major street and construct a 900 foot taper on Via de la Valle from El Camino Real West eastbound. Replace the existing El Camino Real bridge over the San Dieguito River with a new 4-lane bridge. Widening of Via de la Valle to four lanes between West El Camino Real and East El Camino Real. See companion projects T-29.1.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs. All prorata distribution shall be based on the share of traffic contribution by each community or project.

Subdivider/Others:

Del Mar Highlands Estates obligated to fund \$1,113,157 for El Camino Real improvements.

HBRR = Highway Bridge Replacement/Repair fund \$10,000,000

RTIP = Regional Transportation Improvement Program= \$6,987,000.

FRCC = Fairbanks Ranch Country Club

Cross Ref.: Pacific Highlands Ranch PFFP Project T-12.3.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL (Studies to support EIS/EIR)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-29.3

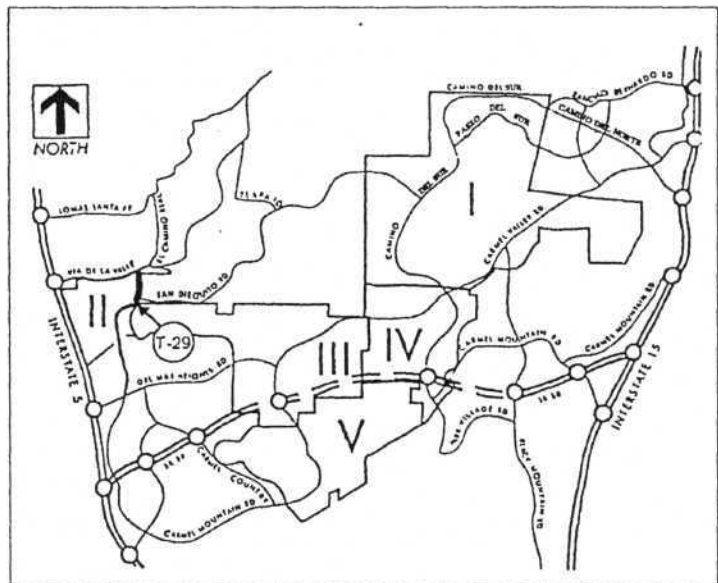
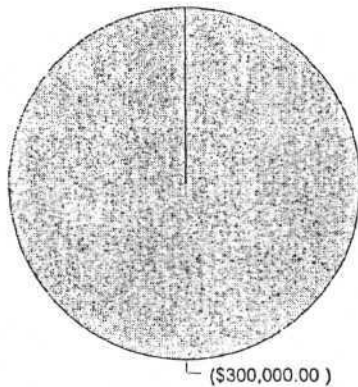
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
300,000	BMR-FBA (CR)					300,000		
0								
0	DEV. ADVANCE			300,000		(300,000)		
0								
0								
0								
0								
0								
300,000	TOTAL	0	0	300,000	0	0	0	0



Description: In conjunction with companion project T-29.2 provide supplemental funding for El Camino Real studies to support the EIS/EIR for this project.

Justification: This project will pay for the engineering support for the environmental document necessary for project T-29.2.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: VIA DE LA VALLE WIDENING (West El Camino Real to San Andres Dr - add 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-32.1

CIP or JO#: N/A

COUNCIL DISTRICT: 1

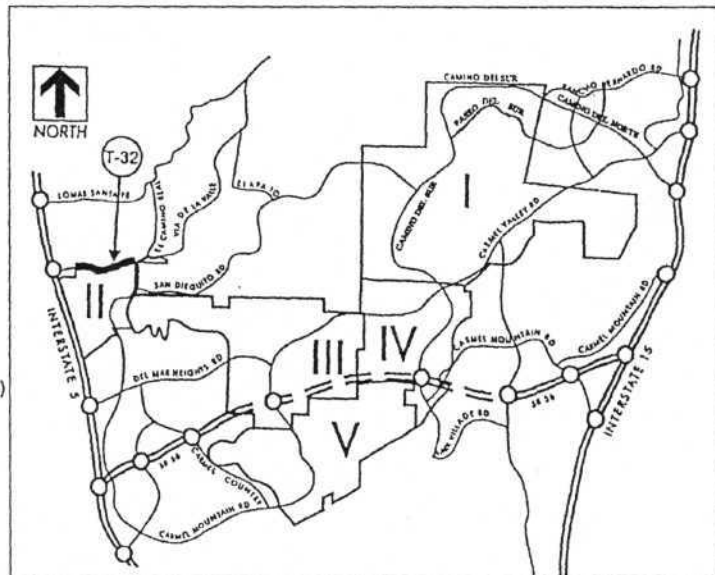
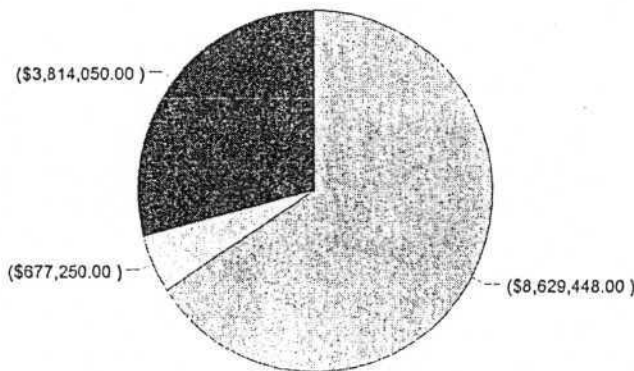
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2002 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
8,629,448	BMR-FBA (CR)					8,629,448		
0	DEV.ADVANCE		1,808,700		(1,808,700)			
0	PHR-SUBD.	677,250						
677,250	OTHERS				3,814,050			
3,814,050								
0								
0								
13,120,748	TOTAL	677,250	1,808,700	0	2,005,350	8,629,448	0	0



Description: Reconstruct existing Via De La Valle between San Andres Drive and El Camino Real West to 4-lane major street standards to accommodate existing and projected sub-regional traffic. Modify signals at San Andres Drive and El Camino Real West as required and relocate existing overhead utilities to underground locations. Restripe Via De La Valle between San Andres Drive and I-5 to 6 lanes.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

Others:

Del Mar Highlands Estates obligated to total of \$677,250 for Via De La Valle improvements.

Property owners within Subarea II with street frontage on El Camino Real, Verde Del Mar (TM 92-0430), Lomas Santa Fe/Via de la Valle Specific Plan/Carmel Valley North obligation for north half of improvements fronting Via de la Valle Specific Plan, and the 22nd Agricultural District.

Note: Developer Advance is anticipated by BMR LLC. Reimbursement to come from property owners fronting Via de la Valle if and when they develop. If the BMR FBA advances a portion of the cost of this project, the fronting property owners, when they develop, will reimburse the FBA.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-13.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: VIA DE LA VALLE (Retaining Walls for bike path)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: N/A

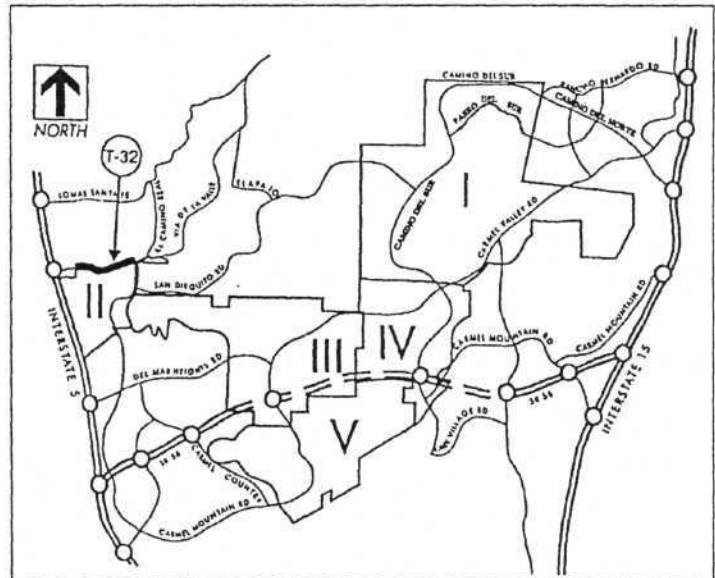
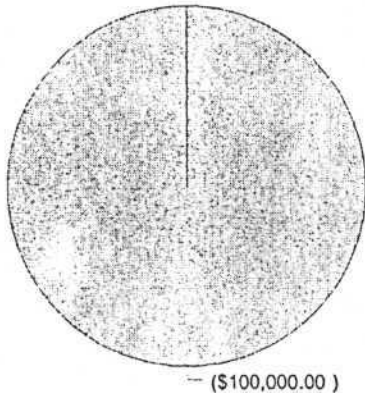
COUNCIL DISTRICT: 1

PROJECT: T-32.2

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
100,000	BMR-FBA (CR)					100,000		
0	DEV.ADVANCE			100,000		(100,000)		
0								
0								
0								
0								
0								
100,000	TOTAL	0	0	100,000	0	0	0	0



Description: Provide supplemental funding for the construction of retaining walls along the new bike path on Via de la Valle.

Justification: Construction of a new bike path along Via de la Valle is an existing CIP (CIP No. 58-077.0) project. Black Mountain Ranch is providing supplemental funding to assure completion of this project in a timely manner.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (Bing Crosby Drive east to City Limits - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-34

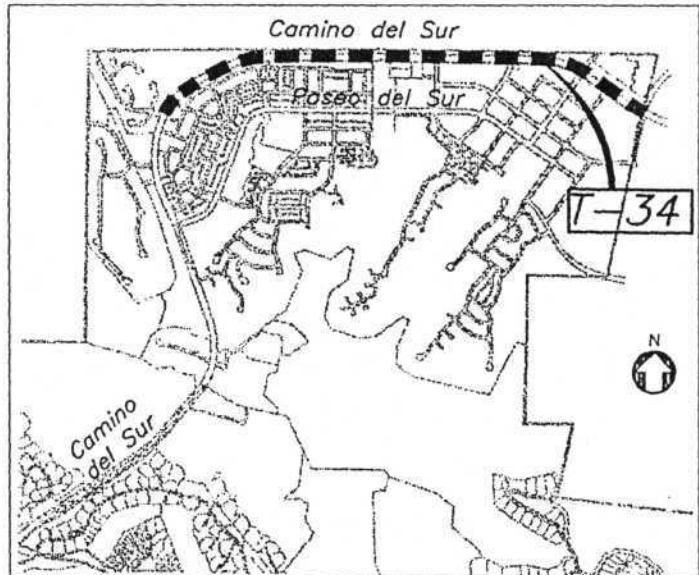
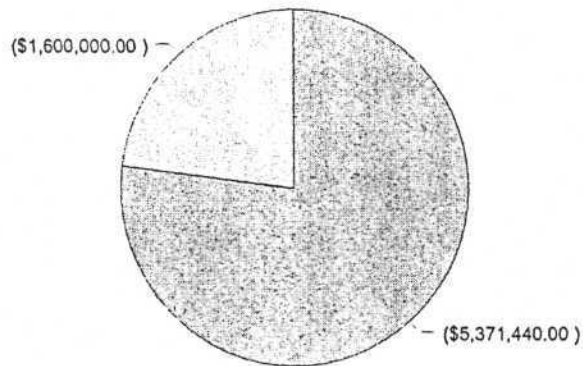
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2001 - 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
5,371,440	BMR-FBA (CR)				5,371,440			
1,600,000	SUBDIVIDER	1,600,000						
0	DEV. ADVANCE			5,371,440	(5,371,440)			
0								
0								
0								
0								
0								
6,971,440	TOTAL	1,600,000	0	5,371,440	0	0	0	0



Description: Design and construct a four lane major roadway within a 6-lane right of way from Bing Crosby Drive east to 4S within Black Mountain Ranch (BMR).

The funding source listed above as "Subdivider" consists of the developers of Sante Fe Valley and/or 4S Ranch, which are Ranch located in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in BMR and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL NORTE (City Limit East to 4S Parkway - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-35

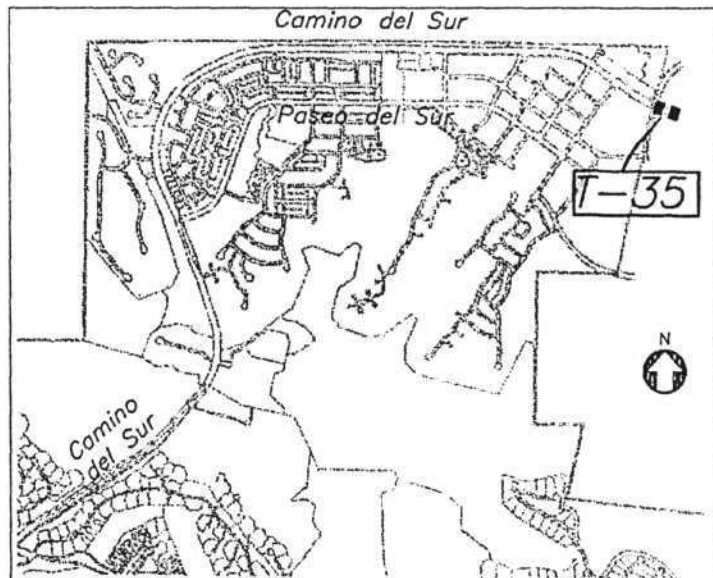
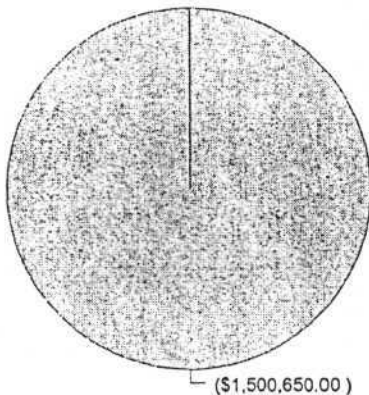
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
1,500,650	SUBDIVIDER	1,500,650						
0								
0								
0								
0								
0								
0								
1,500,650	TOTAL	1,500,650	0	0	0	0	0	0



Description: Design and construct a four lane major roadway for Camino Del Norte eastward from the Black Mountain Ranch (BMR) boundary to 4-S Parkway.

The funding source listed above as "Subdivider" consisted of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in BMR and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL NORTE (4S Parkway east to Camino San Bernardo - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-36

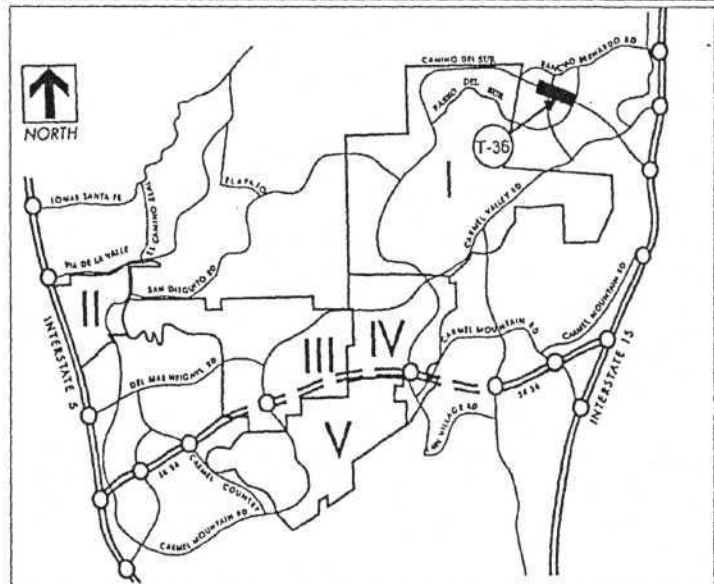
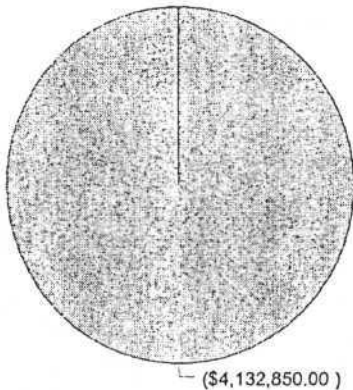
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
4,132,850	SUBDIVIDER	4,132,850						
0								
0								
0								
0								
0								
4,132,850	TOTAL	4,132,850	0	0	0	0	0	0



Description: Design and construct a four lane roadway for Camino Del Norte between the 4-S parkway and Camino San Bernardo.

The funding source listed above as "Subdivider" consisted of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-37

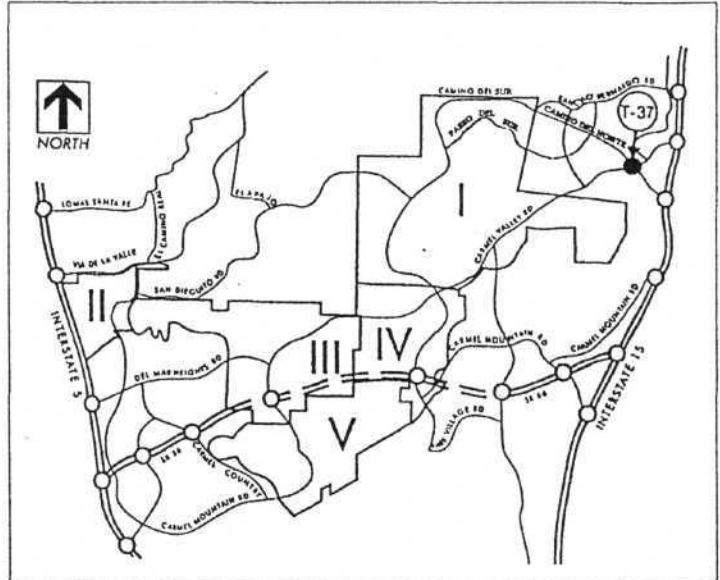
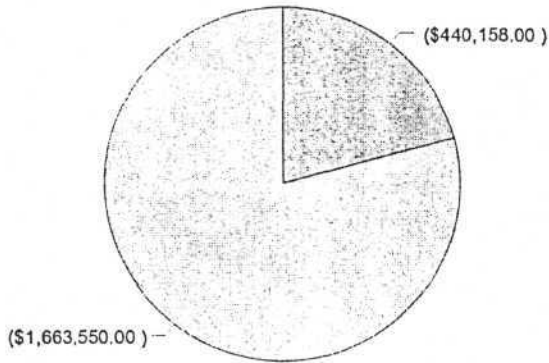
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
440,158	BMR-FBA (CR)			440,158				
1,663,550	SUBDIVIDER			1,663,550				
0								
0								
0								
0								
2,103,708	TOTAL	0	0	2,103,708	0	0	0	0



Description: Design and construct improvements at the intersection of Camino Del Norte and Bernardo Center Road including dual left turns from each approach and full use of the through lanes. Provide right turn lane for westbound to northbound movement. Provide pedestrian bridge over Camino Del Norte.

Subdivider funding subject to private agreements between the developers of Black Mountain Ranch (BMR) and developers in Santa Fe Valley and 4S Ranch in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-38

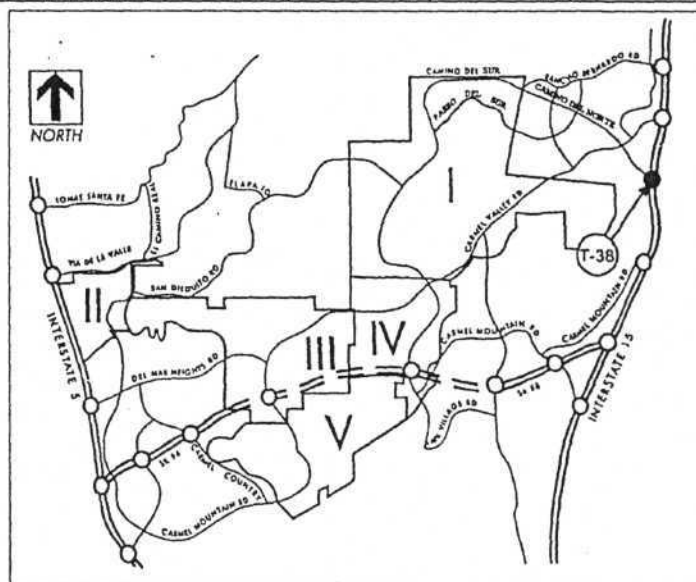
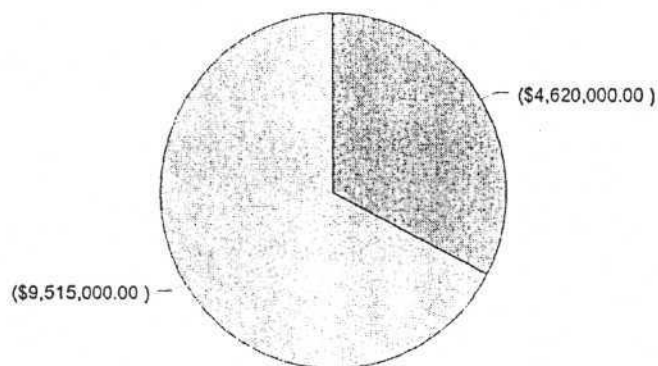
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010	2011		
4,620,000	BMR-FBA (CR)				1,350,000	3,270,000		
9,515,000	SUBDIVIDER			9,515,000				
0	DEV. ADVANCE			4,620,000	(1,350,000)	(3,270,000)		
0								
0								
0								
14,135,000	TOTAL	0	0	14,135,000	0	0	0	0



Description: Design and construct improvements to the interchange at I-15 and Camino Del Norte to achieve dual left turn lanes from Camino Del Norte entering I-15 and selected ramp widenings.

Subdivider funding subject to private agreements between the developers in Sante Fe Valley and 4S Ranch in the county of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

Note: Developer Advance is anticipated by BMR LLC.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)

DEPARTMENT: ENGINEERING AND DEVELOPMENT

PROJECT: T-39

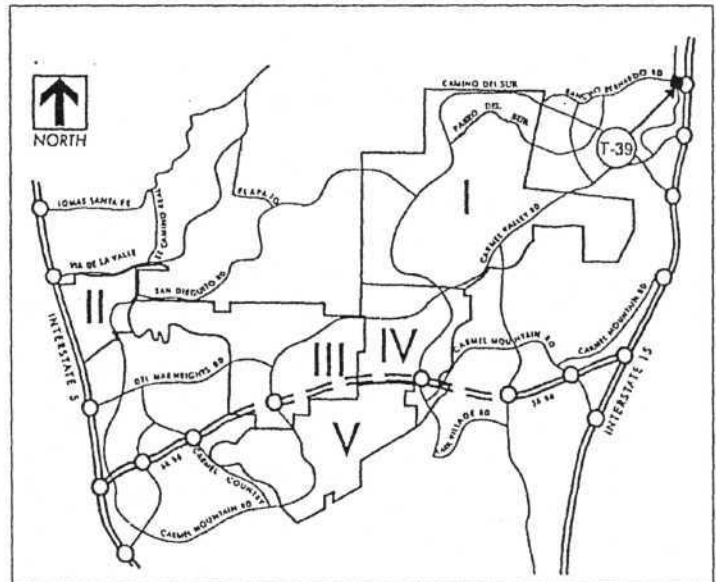
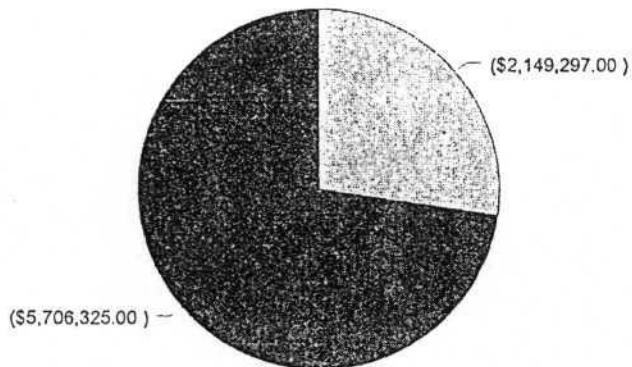
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,149,297	BMR-FBA	2,149,297						
5,706,325	SUBDIVIDER	5,706,325						
0								
0								
0								
0								
7,855,622	TOTAL	7,855,622	0	0	0	0	0	0



Description: Design and construct the addition of two lanes to the existing four lane portion of Rancho Bernardo Road between west Bernardo Road and I-15 southbound ramps to attain the six lane major cross section identified in the adopted community plan.

Subdivider funding subject to private agreements between the developers of Black Mountain Ranch (BMR) and developers in Sante Fe Valley and 4S Ranch in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

COST INCLUDES T-41 AND T-42.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO BERNARDO ROAD WIDENING (I-15 east to Bernardo Center Drive - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-40

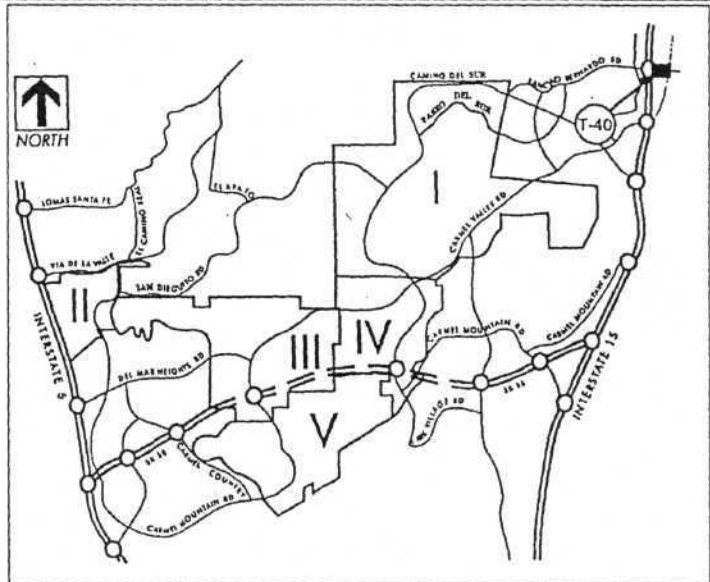
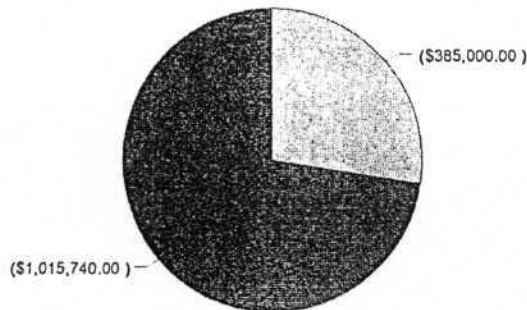
CIP or JO#:

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP		2009	2010		
385,000	BMR-FBA					385,000		
1,015,740	SUBDIVIDER				1,015,740			
0	DEV. ADVANCE				385,000	(385,000)		
0								
0								
0								
0								
0								
1,400,740	TOTAL	0	0	0	1,400,740	0	0	0



Description: Design and construct the addition of two lanes to the existing four lane portion of Rancho Bernardo Road between the I-15 northbound ramps and Bernardo Center Drive to attain the six lane major cross section identified in the adopted community plan.

Subdivider funding subject to private agreements between the developers of Black Mountain Ranch (BMR) and developers in Sante Fe Valley and 4S Ranch in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO BERNARDO ROAD AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#:

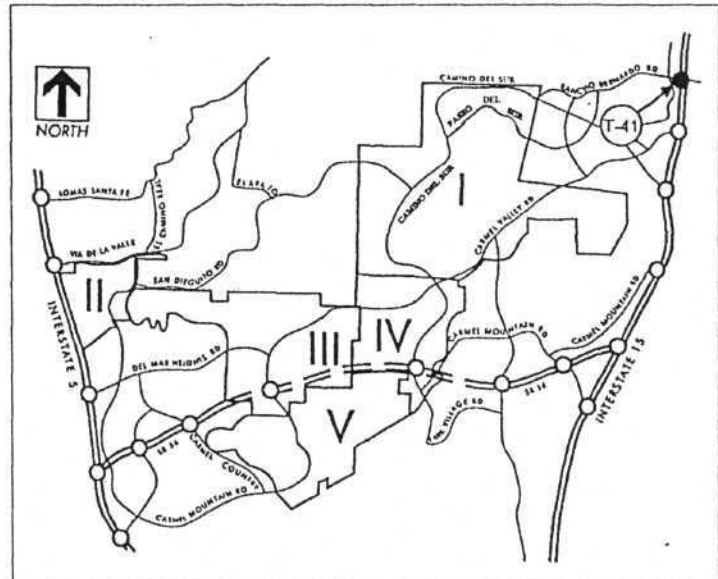
COUNCIL DISTRICT: 1

PROJECT: T-41

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-39

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Design and construct improvements to Rancho Bernardo Road at the I-15 interchange to benefit from the adjacent widening of Rancho Bernardo Road.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

COST INCLUDED IN T-39.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-42

CIP or JO#:

COUNCIL DISTRICT: 1

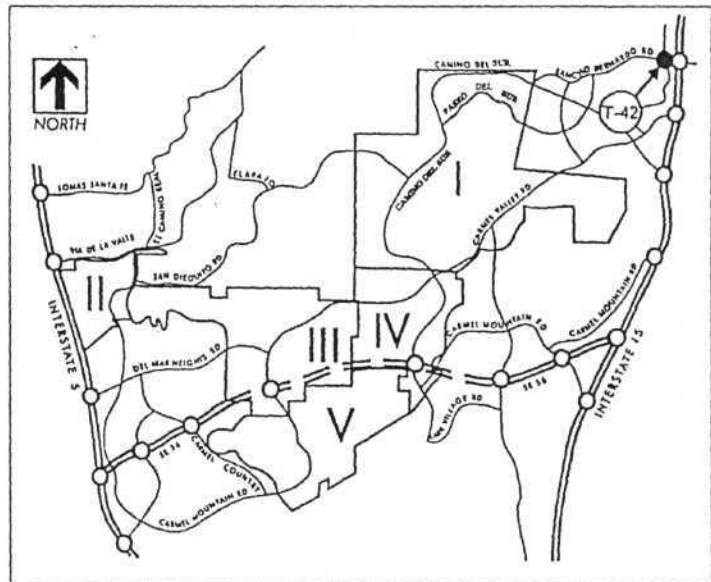
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

SEE T-39

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Design and construct improvements at the intersection of Rancho Bernardo Road at West Bernardo Drive, including dual left turns from each approach and shared through and right turn lanes for the southbound, eastbound and northbound approach. Provide exclusive right turn lanes for the westbound and northbound approaches.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

COST INCLUDED IN T-39.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-43

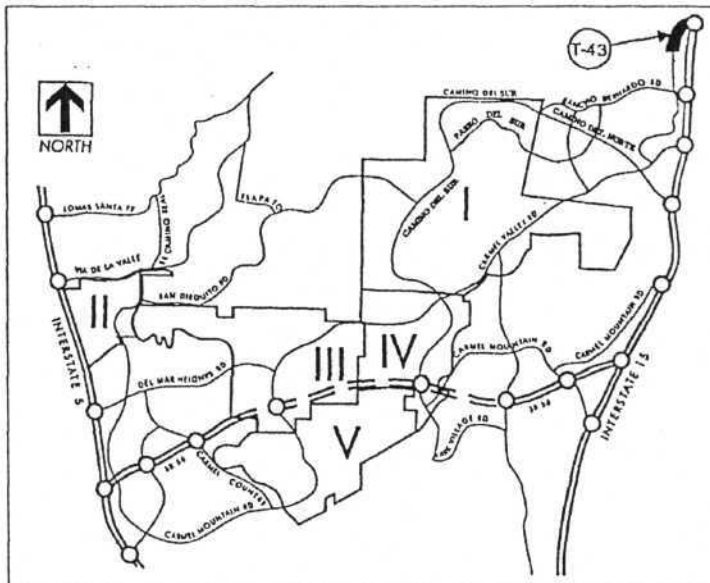
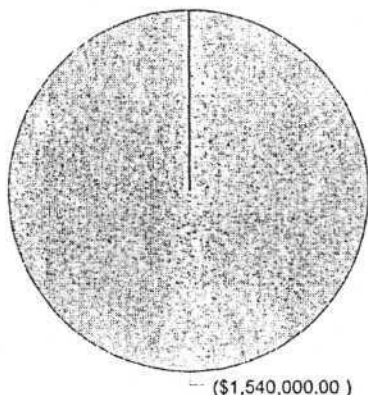
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
1,540,000	BMR-FBA (CR)				1,540,000			
0								
0	DEV. ADVANCE			1,540,000	(1,540,000)			
0								
0								
0								
0								
0								
1,540,000	TOTAL	0	0	1,540,000	0	0	0	0



Description: Design and construct improvements to West Bernardo Road from the I-15 southbound ramps southward to the Aguamiel Road which includes sufficient widening to allow two through lanes, bike lanes and additional width at intersections with park entrances.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

Note: Developer Advance is anticipated by BMR LLC.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-44

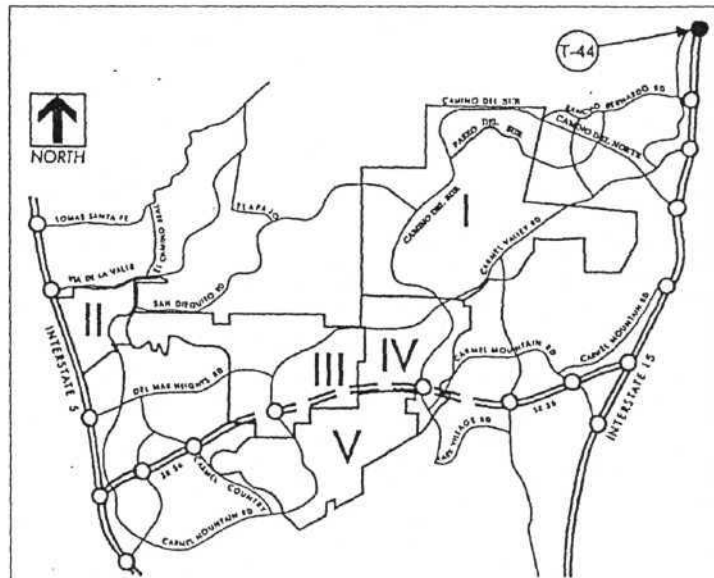
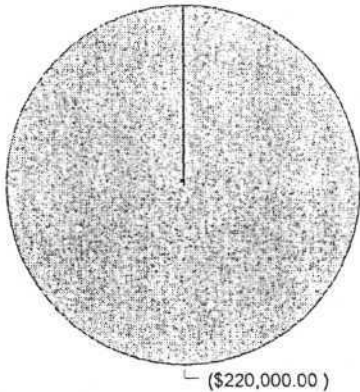
CIP or JO#:

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
220,000	BMR-FBA (CR)				220,000			
0								
0	DEV. ADVANCE			220,000	(220,000)			
0								
0								
0								
0								
0								
220,000	TOTAL	0	0	220,000	0	0	0	0



Description: Design and construct improvements at the West Bernardo Drive approach to the I-15 southbound ramps to provide for signalization and to provide a transition of the improvements on west Bernardo Road to the south.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

Note: Developer Advance is anticipated by BMR LLC.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS

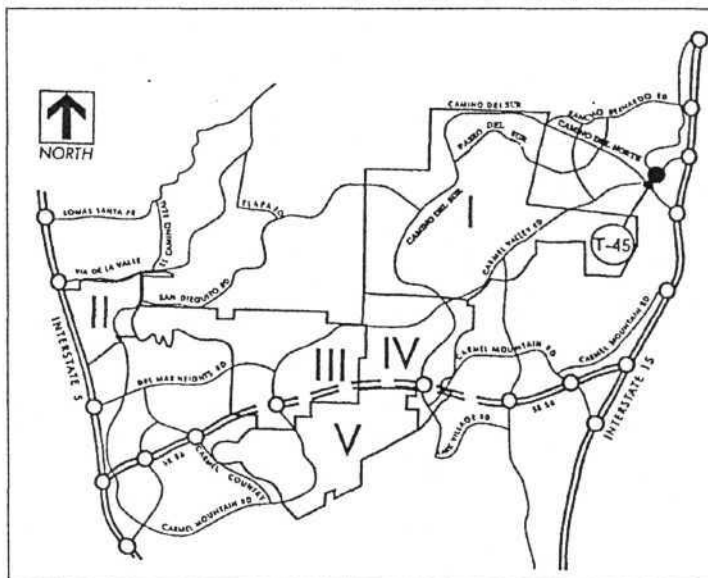
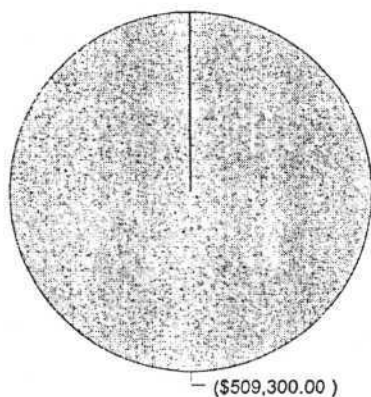
PROJECT: T-45

CIP or JO#:

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
509,300	BMR-FBA (CR)			509,300				
0								
0								
0								
0								
0								
0								
509,300	TOTAL	0	0	509,300	0	0	0	0



Description: Design and construct intersection improvements to provide additional right turns from Bernardo Center Drive West Bernardo Drive including a minor widening.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-46

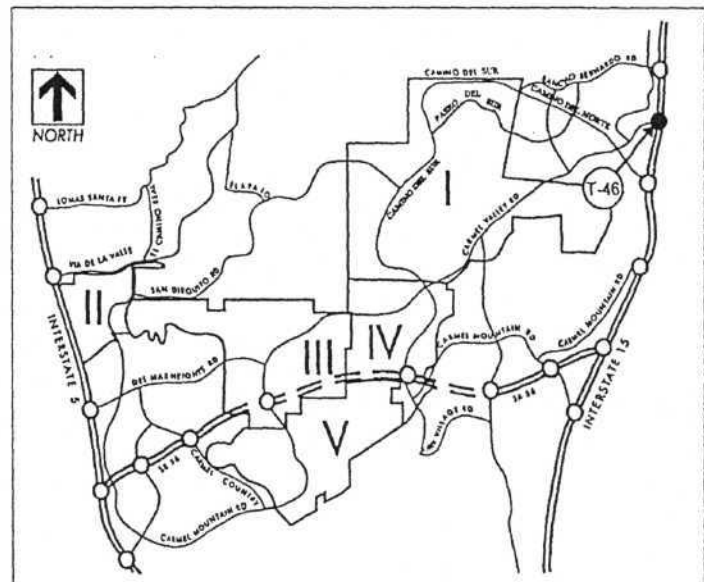
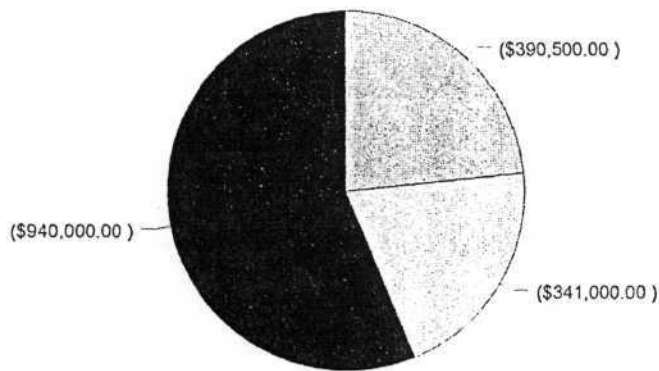
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
390,500	BMR-FBA (CR)			390,500				
341,000	SUBDIVIDER			341,000				
0								
0								
0								
940,000	CALTRANS		940,000					
0								
1,671,500	TOTAL	0	940,000	731,500	0	0	0	0



Description: Design and construct improvements at the interchange of Bernardo Center Drive at I-15 including improvements to the northbound I-15 ramps consisting of dual left turn lanes from each approach and an exclusive right turn lane for the westbound to northbound movement. Includes a southbound right turn lane from I-15 to Bernardo Center Drive.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

Subdivider funding subject to private agreements between the developers of BMR and developers in Santa Fe Valley and 4S Ranch in the County of San Diego.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: PASEO DEL SUR (Camino del Sur east to Camino San Bernardo - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-47.1

CIP or JO#:

COUNCIL DISTRICT: 1

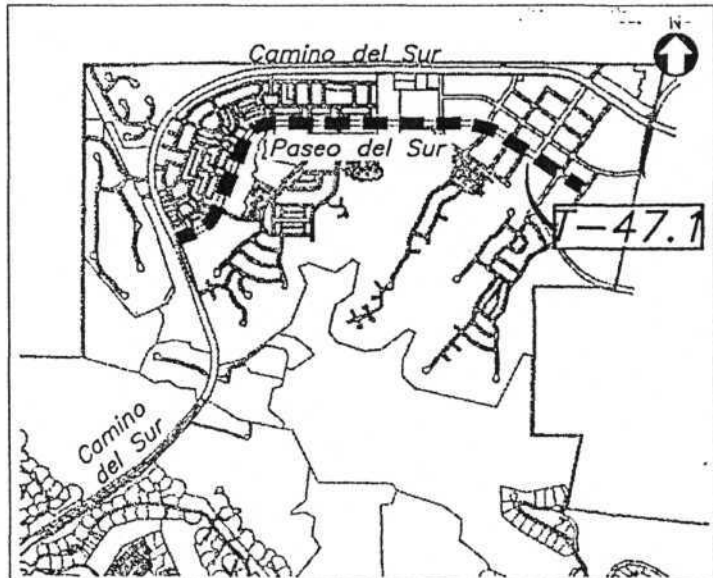
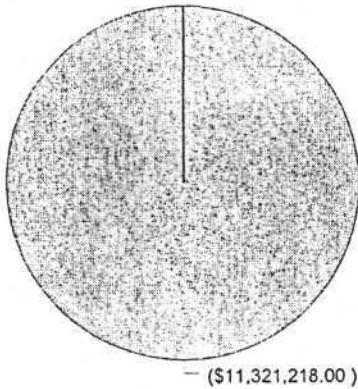
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2006-2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	2010
11,321,218	BMR-FBA (CR)				7,500,000		3,540,000	281,218
0								
0	DEV. ADVANCE			7,500,000	(7,500,000)		281,218	(281,218)
0								
0								
0								
0								
11,321,218	TOTAL	0	0	7,500,000	0	0	3,821,218	0



Description: Design and construct Paseo del Sur/ Camino San Bernardo as a four lane major street between Camino del Sur and the extension of Camino San Bernardo to the east.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO SAN BERNARDO (Paseo del Sur east to City Limit)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-47.2

CIP or JO#:

COUNCIL DISTRICT: I

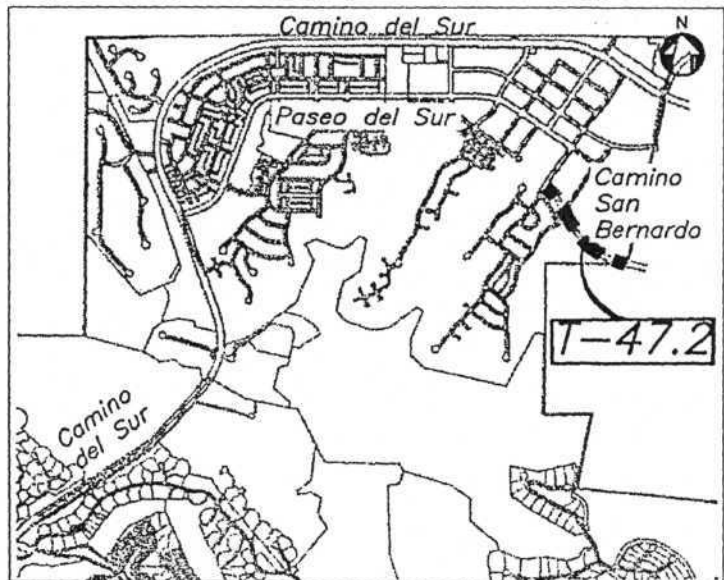
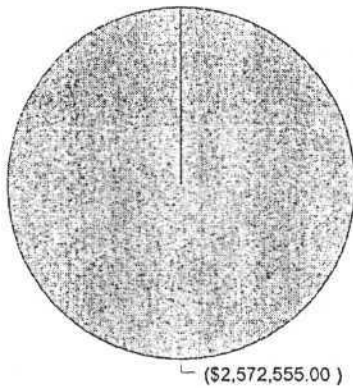
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2009			
2,572,555	BMR-FBA (CR)				2,572,555			
0								
0	DEV. ADVANCE			2,572,555	(2,572,555)			
0								
0								
0								
0								
2,572,555	TOTAL	0	0	2,572,555	0	0	0	0



Description: Design and construct Camino San Bernardo between Paseo del Sur and the City limits to the east.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO SAN BERNARDO (City Limits east to 4S Parkway - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-48

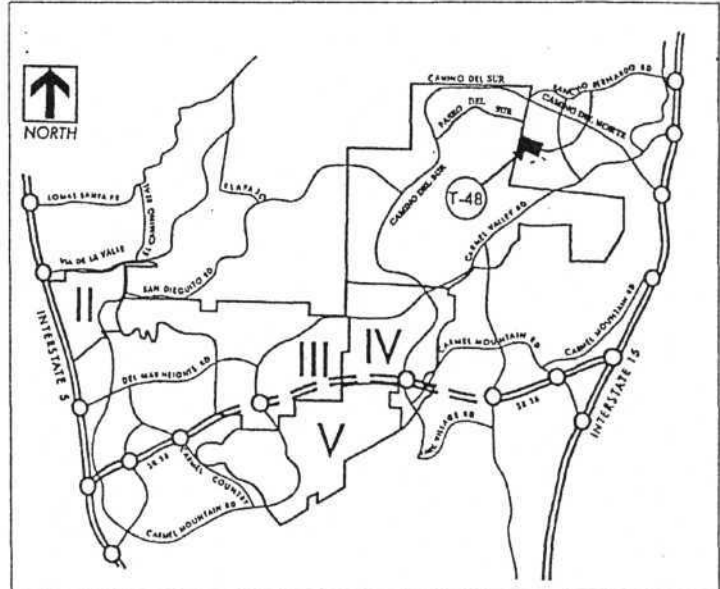
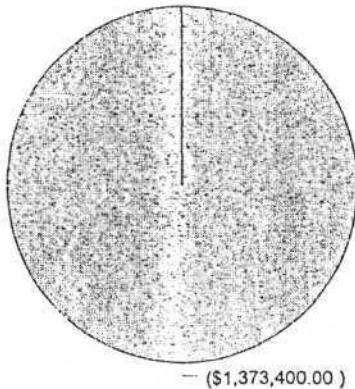
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	1,373,400						
1,373,400								
0								
0								
0								
0								
1,373,400	TOTAL	1,373,400	0	0	0	0	0	0



Description: Design and construct Camino San Bernardo as a four lane major street between the city limit and 4S Parkway to the east.

The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO SAN BERNARDO (4S Parkway east to Camino del Norte - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-49

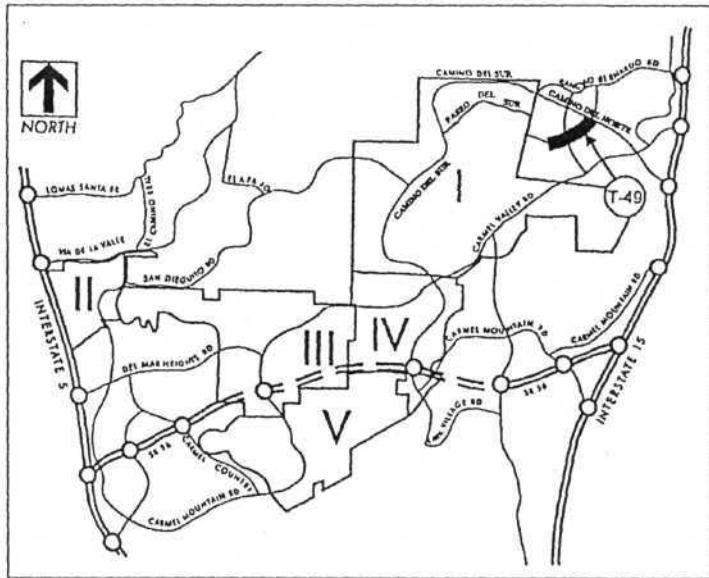
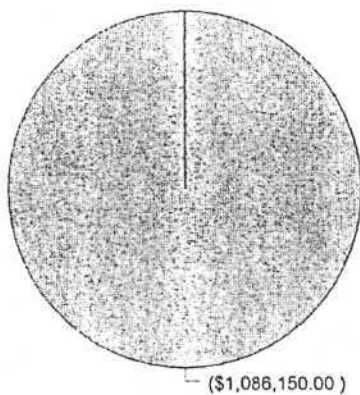
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	1,086,150						
1,086,150								
0								
0								
0								
0								
0								
1,086,150	TOTAL	1,086,150	0	0	0	0	0	0



Description: Design and construct Camino San Bernardo as a four lane major street between 4S Parkway and Camino del Norte to the east.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the county of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DOVE CANYON ROAD (Rancho Bernardo Road south to Camino del Norte - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-50

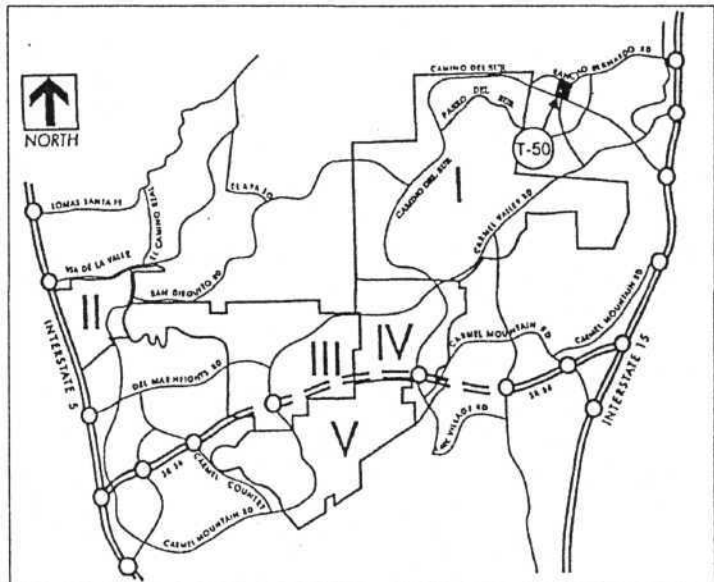
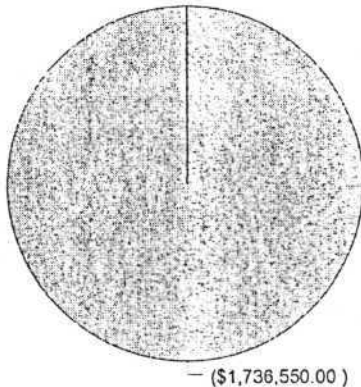
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	1,736,550						
1,736,550								
0								
0								
0								
0								
1,736,550	TOTAL	1,736,550	0	0	0	0	0	0



Description: Design and construct Dove Canyon Road as a four lane major street between Rancho Bernardo Road on the north and Camino Del Norte on the south.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the county of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DOVE CANYON ROAD (Camino del Norte south to Camino San Bernardo - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-51

CIP or JO#:

COUNCIL DISTRICT: 1

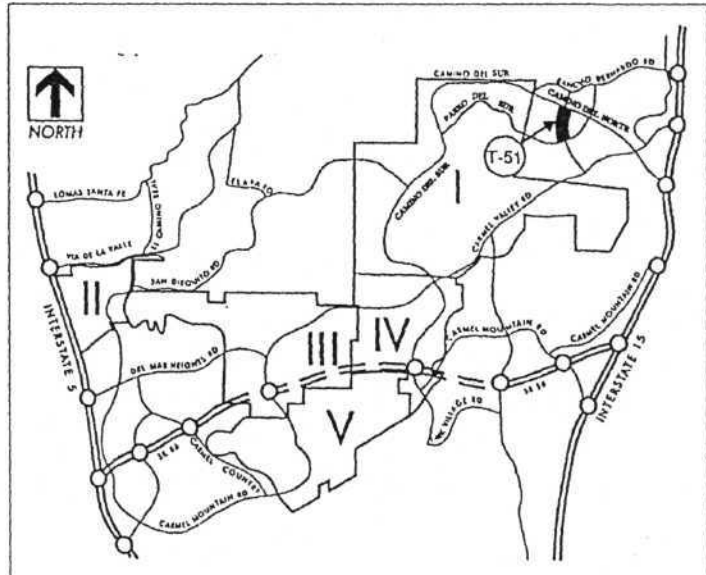
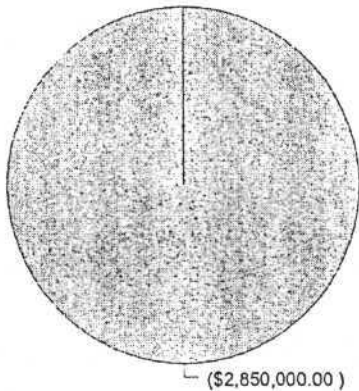
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
2,850,000	SUBDIVIDER	2,850,000						
0								
0								
0								
0								
0								
2,850,000	TOTAL	2,850,000	0	0	0	0	0	0



Description: Design and construct Dove Canyon Road as a four lane major street between Camino Del Norte on the north and Camino San Bernardo on the south.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the county of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DOVE CANYON ROAD (Camino San Bernardo south to Carmel Valley Rd - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-52

CIP or JO#:

COUNCIL DISTRICT: 1

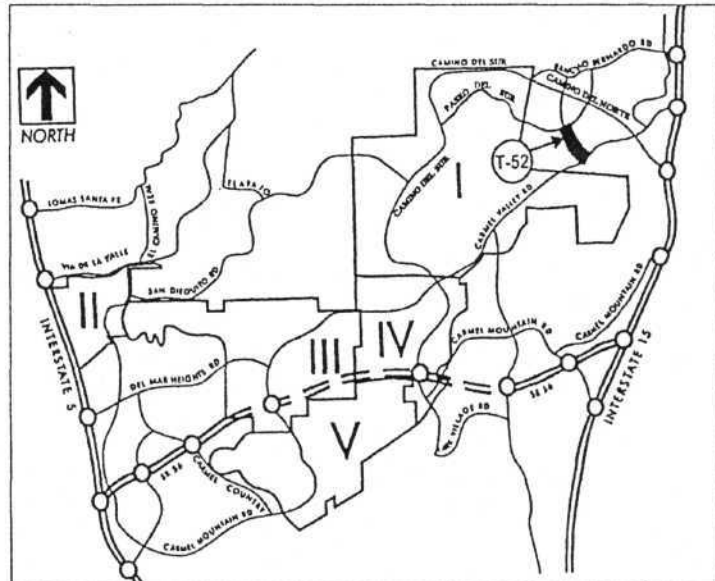
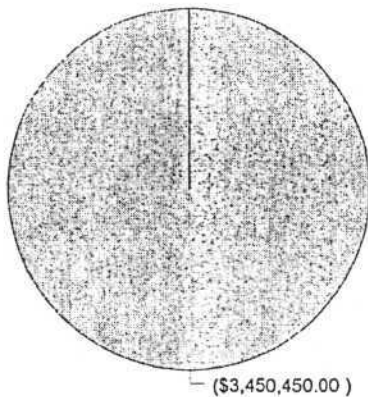
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	3,450,450						
3,450,450								
0								
0								
0								
0								
3,450,450	TOTAL	3,450,450	0	0	0	0	0	0



Description: Design and construct Dove Canyon Road as a four lane major between Camino San Bernardo on the north and Carmel Valley Road on the south.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the county of San Diego.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SAN DIEGUITO ROAD SPOT IMPROVEMENTS (El Camino Real east to City Limit/Subarea I)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-53

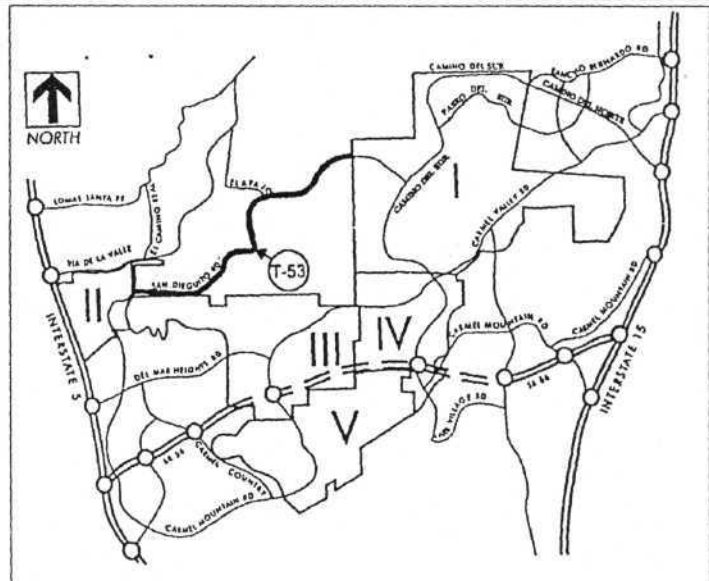
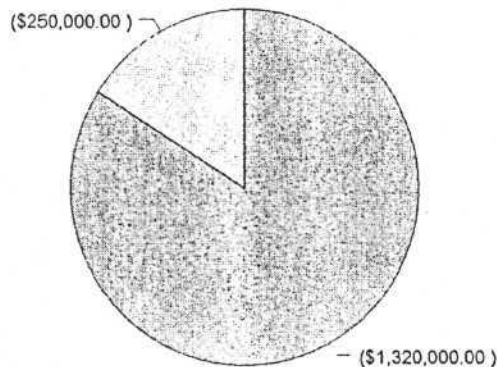
CIP or JO#:

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2009			
1,320,000	BMR-FBA (CR)				1,320,000			
0								
0	DEV. ADVANCE			1,320,000	(1,320,000)			
250,000	OTHER	250,000						
0								
0								
0								
1,570,000	TOTAL	250,000	0	1,320,000	0	0	0	0



Description: Design and construct spot improvements along the length of San Dieguito Road to enhance safety and capacity. These improvements will include providing left turn channelization and/or traffic signalization at public street intersections where required.

Others: Pacific Highlands Ranch FBA and/or subdividers (Del Mar Highlands Estates) and County of San Diego Subdividers.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 DEBT SERVICE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 52-703.0

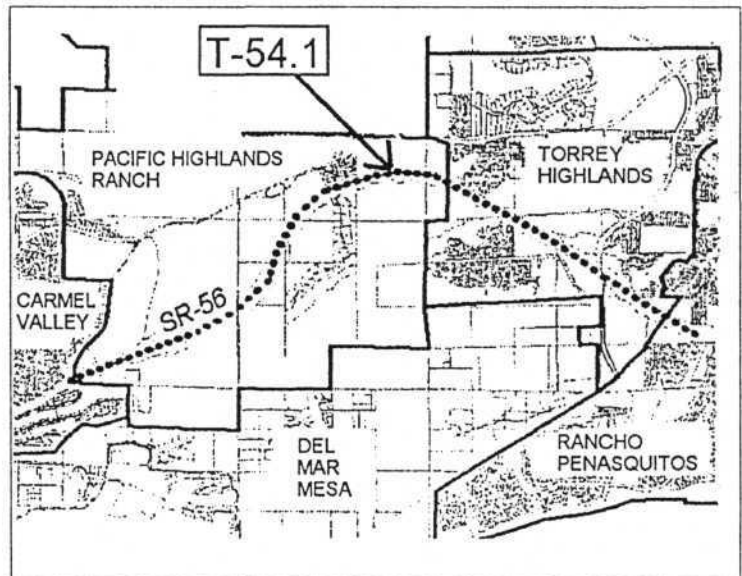
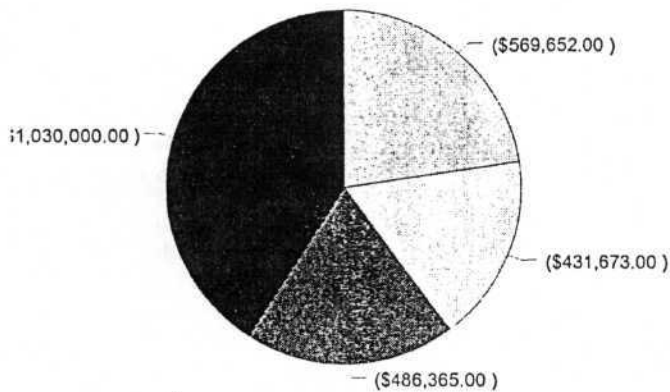
COUNCIL DISTRICT: 1

PROJECT: T-54.1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
569,652	BMR-FBA			569,652				
0								
0								
431,673	TH-FBA	431,673						
486,365	PHR-FBA	486,365						
1,030,000	DMM-FBA	1,030,000						
0	UNIDENTIFIED							
2,517,690	TOTAL	1,948,038	0	569,652	0	0	0	0



Description: This project provides for the debt service for Transnet Commercial Paper Funding issued in FY 2001 for CIP 52-463.0, SR-56 - Carmel Valley to Black Mountain Road.

Funding: Debt payments from the various Facilities Benefit Assessment Funds are scheduled between FY 2003 and FY 2006.

Justification: From FY 2003 to FY 2006, various FBAs within the SR-56 corridor will reimburse the Transnet Commercial Paper Funding utilized in FY 2001 for CIP 52-463.0, including interest. The above allocation of cost represents each Subarea's fair share, absent sufficient funding from other sources. These allocations may be reduced as other sources are identified.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-1.2A.

Cross Ref.: Torrey Highlands PFFP Project T-1.2A.

Cross Ref.: Del Mar Mesa PFFP Project 43-5B.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 WIDENING (Interstate 5 to Interstate 15 - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-54.2

CIP or JO#:

COUNCIL DISTRICT: 1

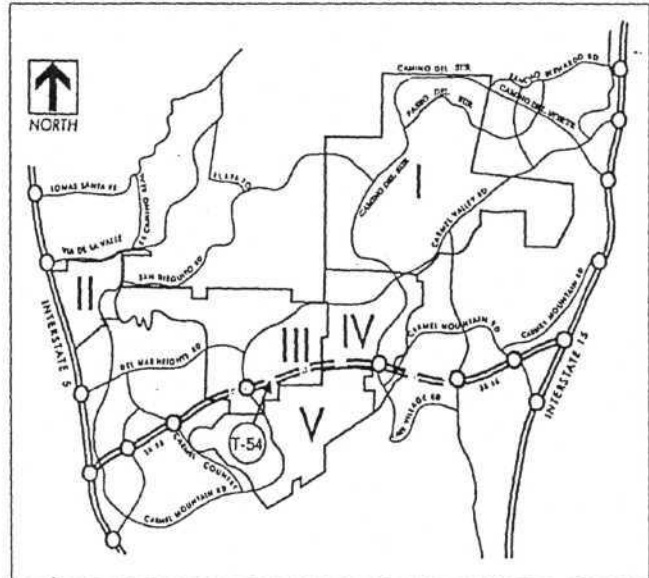
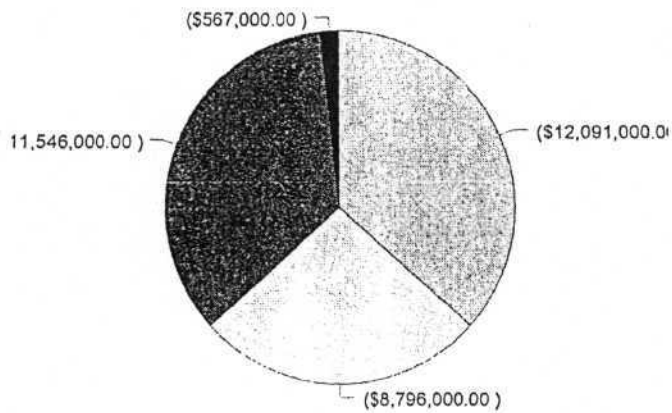
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2009 - 2015

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008	2009-2010	2012	2013	2014/2015
12,091,000	BMR-FBA						6,200,000	5,891,000	
0									
0									
8,796,000	TH-FBA					8,796,000			
11,546,000	PHR-FBA							3,000,000	8,546,000
567,000	DMM-FBA								567,000
0									
33,000,000	TOTAL	0	0	0	0	8,796,000	6,200,000	8,891,000	9,113,000



Description: Conversion of the four lane freeway into a six-lane facility. High occupancy vehicle lanes can be accommodated within the center median at some point in the future once regional funding is identified. This project will be completed in multiple phases as funding becomes available.

Funding: Due to the regional serving nature of this freeway, it is anticipated that federal, state or other outside funding for this segment of SR-56 will be obtained to finance the cost of this project. In the absence of these other funding sources, development within the individual communities of the NCFUA may be required to fund, or at least advance, the cost of this project. The above allocation of costs represents each community's share of cost of the project, absent sufficient funding from other sources. This contribution will be reduced as these other funds become available.

Note: If outside funding is obtained for this project, Black Mountain Ranch and Pacific Highlands Ranch will be reimbursed on a priority basis until advances are reduced to a proportionate share calculated utilizing a traffic link analysis. Thereafter, any reimbursements would be distributed to all communities on a prorata basis.

Cross Ref.: PHR PFFP Project T-1.2B.

Cross Ref.: TH PFFP Project T-1.2B.

Cross Ref.: Del Mar Mesa PFFP Project 43-5C.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: INTERSTATE 15 ENHANCEMENTS (Lake Hodges Bridge south to SR-56)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-55

CIP or JO#:

COUNCIL DISTRICT: I

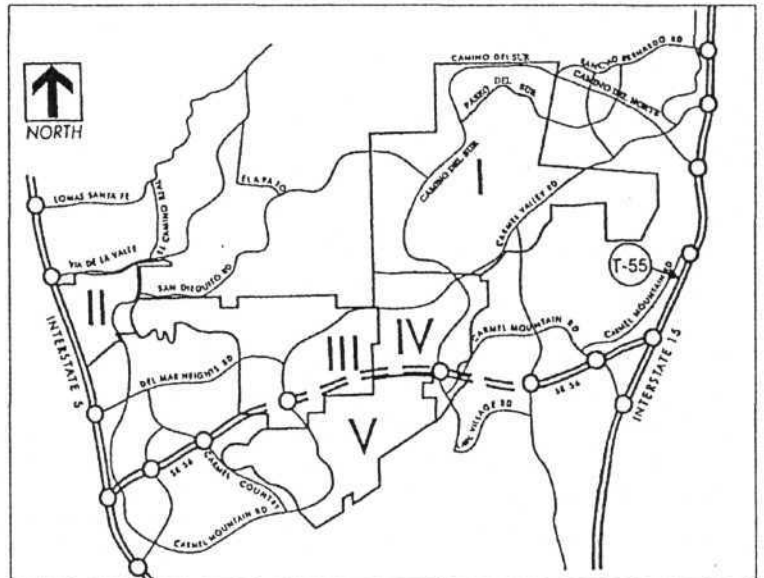
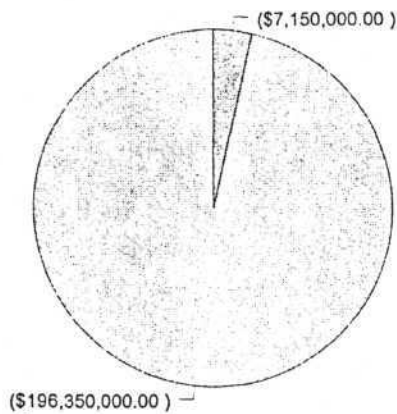
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2009-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2010	2012	2013	2014
7,150,000	BMR-FBA (CR)				7,150,000			
0								
0	DEV. ADVANCE			7,150,000	(7,150,000)			
196,350,000	OTHERS							196,350,000
0								
0								
0								
203,500,000	TOTAL	0	0	7,150,000	0	0	0	196,350,000



Description: Design and construct capacity improvements on the I-15 freeway between SR-56 and the northern City of San Diego limits near Lake Hodges that may include auxiliary lanes, HOV lanes, managed lanes and widening of the northbound bridge over Lake Hodges.

Due to the regional serving nature of this project, it is anticipated that Federal, State or other outside funding will be utilized for its construction. The funding outlined in this PFFP shall only apply should these other sources not be available at the time of need or as matching funds to attract outside funding.

Other: City, State and Federal freeway construction funding.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 AT I-15 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-56

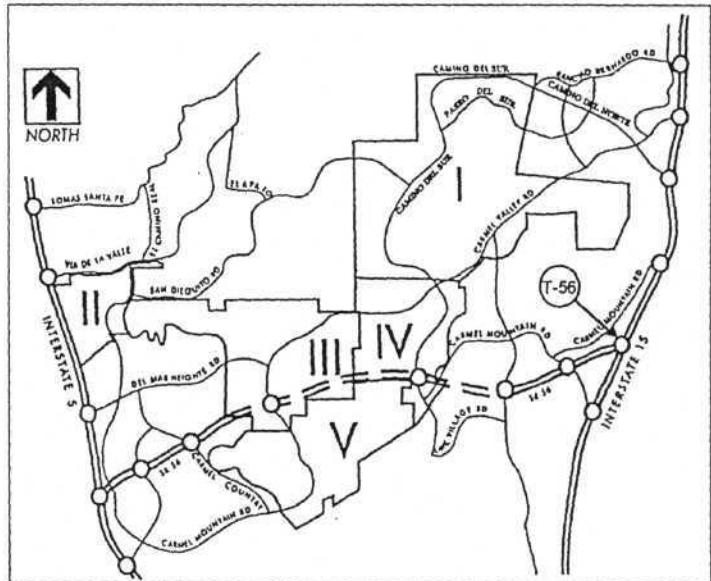
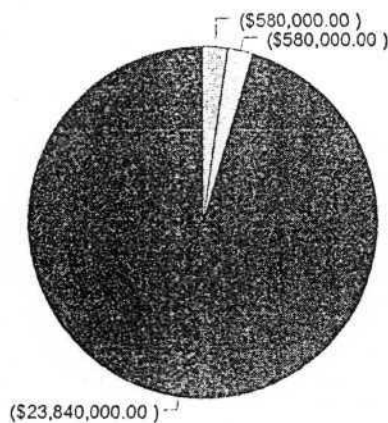
CIP or JO#: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2005-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	2012
580,000	BMR-FBA (CR)					580,000		
0	DEV. ADVANCE			580,000		(580,000)		
0	PHR-FBA							580,000
580,000	OTHERS		23,840,000					
23,840,000								
0								
0								
25,000,000	TOTAL	0	23,840,000	580,000	0	0	0	580,000



Description: Design and construct the missing loop ramp in the southeast quadrant of SR-56 at I-15 for eastbound to northbound movements to eliminate the need for making left turns at the existing traffic signal. Widen southbound to westbound ramp and eastbound to southbound ramp.

Due to the regional serving nature of this project, it is anticipated that Federal, State or other outside funding will be utilized for its construction. The funding outlined in this PFFP shall only apply should these other sources not be available at the time of need or as matching funds to attract outside funding.

All prorata funding distribution shall be based on the share of traffic contributed by each community or project.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Other: City, State and Federal freeway construction funding.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-1.6.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN ROAD WIDENING (SR-56 south to Mercy Road)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-57

CIP or JO#: N/A

COUNCIL DISTRICT: I

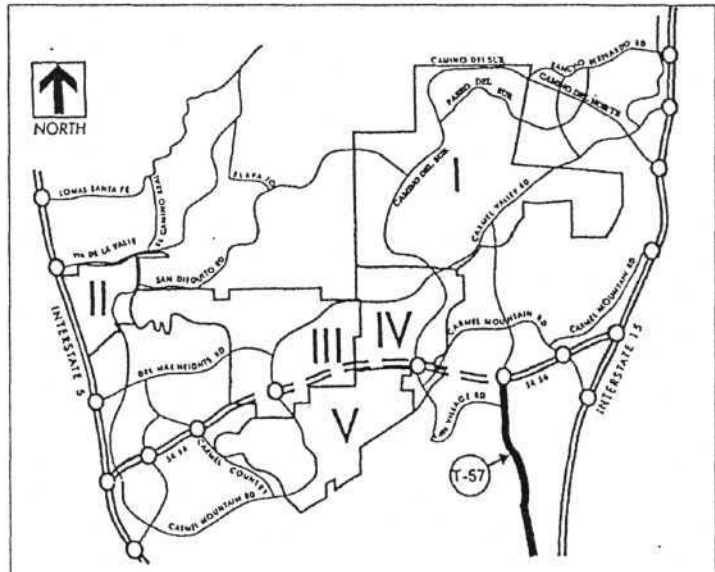
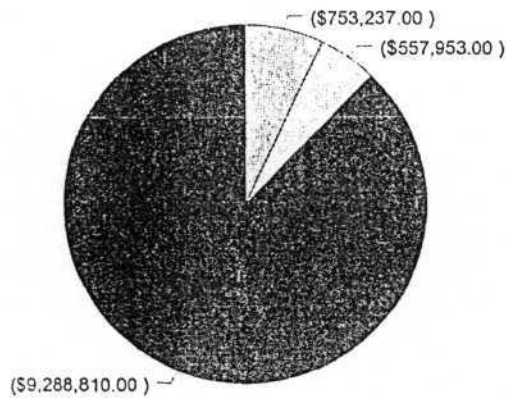
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2011-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2011	2012	2014		
753,237	BMR-FBA (CR)			753,237				
0								
0								
557,953	PHR-FBA					557,953		
9,288,810	UNIDENTIFIED			9,288,810				
0								
0								
10,600,000	TOTAL	0	0	10,042,047	0	557,953	0	0



Description: Widen Black Mountain Road in Rancho Penasquitos, from SR-56 southerly to Mercy Road to a modified 6-lane arterial with class II bike lanes. The intersection of Black Mountain Road and Park Village Road will be modified to provide for the class II bicycle lanes.

Prorata funding distribution shall be based on the share of traffic contributed by each community.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-11.1.

Cross Ref.: Rancho Penasquitos PFFP Project 2C and 2D.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 AT I-5 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 52-311.0

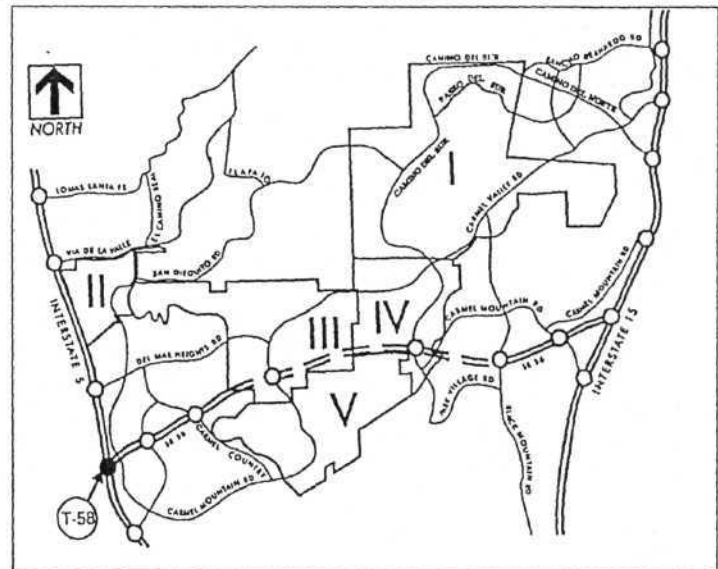
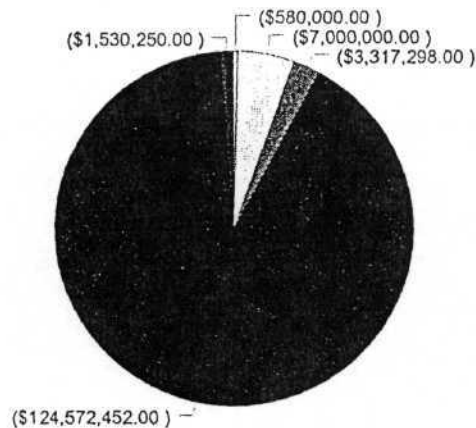
COUNCIL DISTRICT: 1

PROJECT: T-58

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2011	2012/2013
580,000	BMR-FBA (CR)						580,000	
0	DEV. ADVANCE					6,120,676		(6,120,676)
0								6,120,676
7,000,000	PHR-FBA	250,380	628,944					
3,317,298	FDGRNT	2,317,298	1,000,000					
124,572,452	OTHER					124,572,452		
1,530,250	STP/LTF	1,530,250						
137,000,000	TOTAL	4,097,928	1,628,944	0	0	130,693,128	580,000	0



Description: This project provides for the preparation of a project environmental document (PR/ED) for northerly connections of the I-5 and SR-56 freeways. The improvements include the westerly SR-56 connections, and interim improvements. The interim improvements include the widening of the SR-56/El Camino Real off ramp improvements to the El Camino Real/Carmel Valley Road/SR-56 intersection.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

Funding Issues: Due to the regional serving nature of this project, funding for Phase 1 of this project is anticipated to come from federal funds approved by Congress in May 1998. It is anticipated that federal, state or other outside funding will also be used for Phase 2 of this project.

Note: Some funding from Pacific Highlands Ranch (PHR) as well as others may be provided as a "local match" as an inducement to obtain these outside funds. These funds may permit portions of Phase 2 to be constructed in advance of receipt of funds from other sources.

FDGRNT = I-5/SR-56 North Connectors - Fed CBI & DEMO; STP=Surface Transportation Program; LTF=Local Transportation

Schedule: Preparation of the project report and environmental document (PR/ED) began in FY 2004 and is scheduled to be completed in FY 2008. The proposed interim improvements were scheduled to be constructed in FY 2005. Ultimate improvements scheduled for FY 2008-2011.

Cross Ref.: Pacific Highlands Ranch PFFP Project T-1.5.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SUBAREA I TRANSIT PROGRAM

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-59

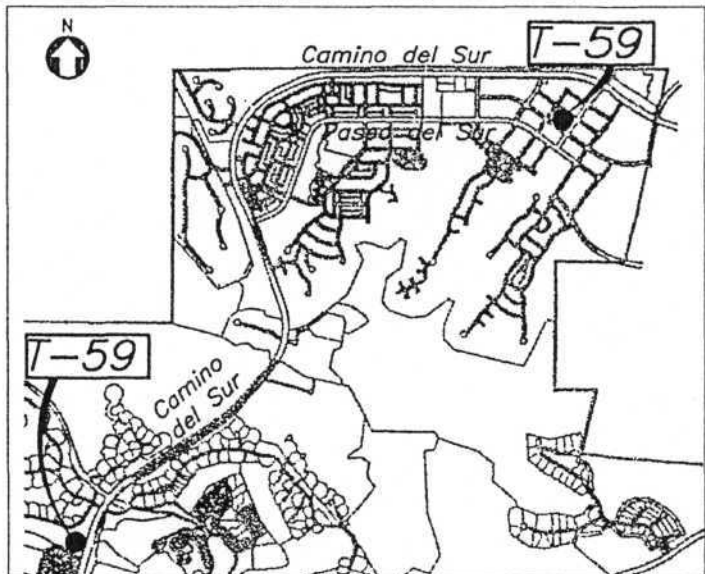
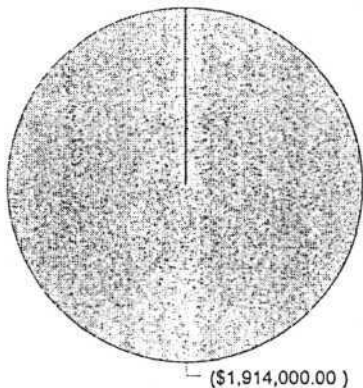
CIP or JO#:

COUNCIL DISTRICT: I

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011			
1,914,000	BMR-FBA (CR)				1,914,000			
0								
0	DEV. ADVANCE			1,914,000	(1,914,000)			
0								
0								
0								
0								
1,914,000	TOTAL	0	0	1,914,000	0	0	0	



Description:

- A) Design and construct transit center including shelter, bicycle storage and vehicle parking facilities in the South Village of Black Mountain Ranch (BMR).
- B) Design and construct transit center including shelter, bicycle storage and vehicle parking facilities in the North Village of BMR.
- C) Provide passenger vans for van pool services until Subarea is linked to I-15.
- D) Provide shuttle buses for shuttle service once connections are made to I-15 express bus corridor.

Justification: This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL (Extension of right turn lane between Valley Centre Road and Carmel Valley Road)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-60

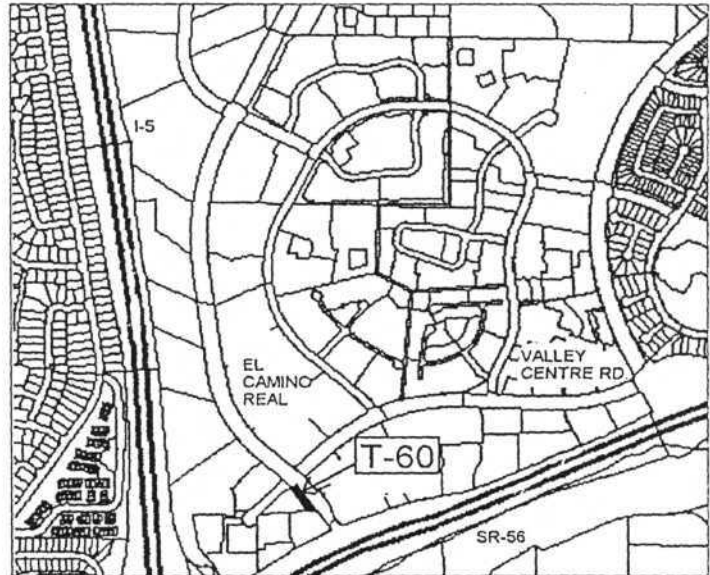
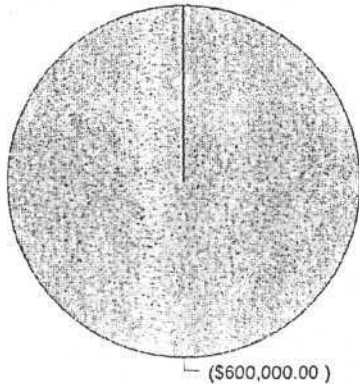
CIP or JO#: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
600,000	BMR-FBA (CR)					600,000		
0								
0	DEV. ADVANCE			600,000		(600,000)		
0								
0								
0								
600,000	TOTAL	0	0	600,000	0	0	0	0



Description: This project consists of the extension of the right turn lane on southbound El Camino Real between Valley Centre Road and Carmel Valley Road (frontage of vacant pad to the north of AM/PM).

Funding: The funding for this project shall come from Black Mountain Ranch. If the funding from Black Mountain Ranch is delayed, Torrey Highlands will advance the cost and will be eligible for reimbursement.

Justification: This facility is required to accommodate additional traffic experienced following the completion of SR-56 as a four lane freeway.

Cross Ref: Torrey Highlands PFFP Project T-13.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 (Auxiliary Lane between westbound off-ramp and westbound on-ramp at Carmel Creek Road)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-61

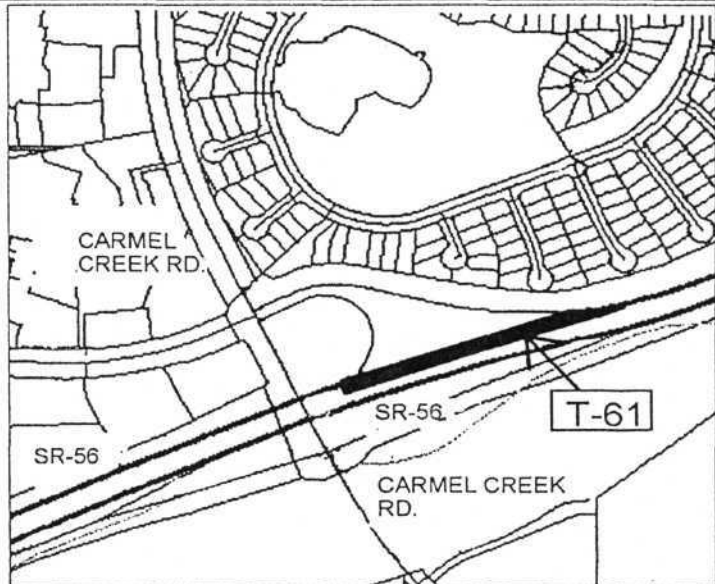
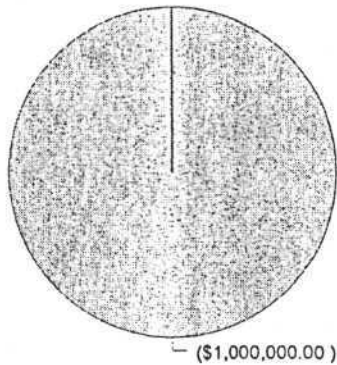
CIP or JO#: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
0	TH-FBA							
0								
0								
1,000,000					1,000,000			
0								
0								
1,000,000	TOTAL	0	0	0	1,000,000	0	0	0



Description: Construction of a continuous auxiliary lane on westbound SR-56 between westbound off-ramp and westbound on-ramp at Carmel Creek Road.

Funding: The funding for this project, which shall be capped at an amount not to exceed \$1,000,000, shall come from Torrey Highlands (TH). If funding from TH is delayed, Black Mountain Ranch will advance the cost and will be eligible for reimbursement.

Justification: This facility is required to accommodate additional traffic experienced following the completion of SR-56 as a four lane freeway.

Cross Ref: Torrey Highlands PFFP Project T-14.

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PARK PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK

DEPARTMENT: PARK AND RECREATION

CIP or JO#: 29-427.0

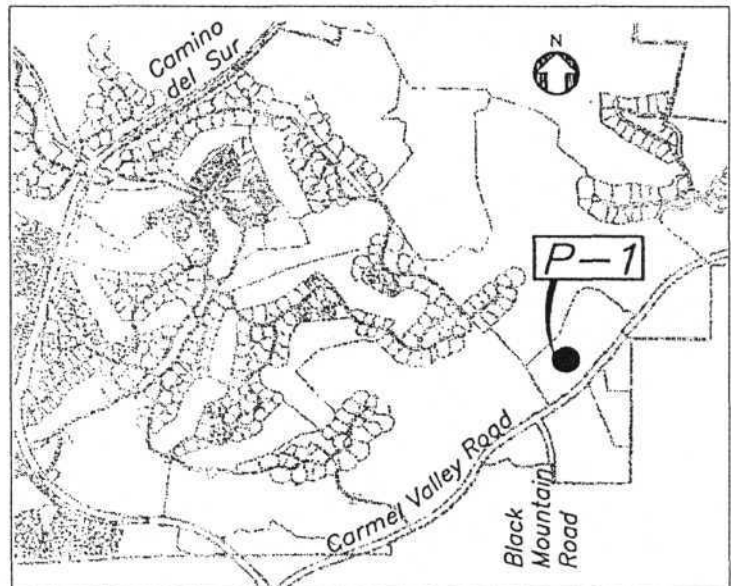
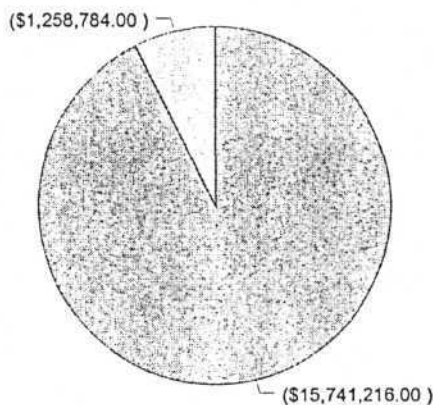
COUNCIL DISTRICT: 1

PROJECT: P-1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			2011
15,741,216	BMR-FBA		2,200,000	1,406,000	250,000			11,885,216
0								
0	DEV. ADVANCE	8,882,094	(2,708,784)	(2,156,000)	(1,250,000)			(2,767,310)
1,258,784	TH-FBA		258,784		1,000,000			
0	DEV ADVANCE (2)		250,000	750,000				(1,000,000)
0								
0								
17,000,000	TOTAL	8,882,094	0	0	0	0	0	8,117,906



Description: Acquisition and development of a 30.0 usable acre community park. The facilities planned at this park include four multi-purpose ball fields with lighting, three soccer fields, four basketball courts, security lighting, and comfort station. Park development will be implemented in two phases. Phase 1 has been completed. This phase developed approximately 13 acres, and includes four multi-purpose sports fields, including one lighted field. Phase 2, which is currently scheduled for FY 2011, is expected to complete all the remaining park improvements planned at this park.

Justification: in accordance with the City of San Diego's Progress Guide and General Plan, this project will satisfy the population based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles. Black Mountain Ranch has made available a park site that exceeds the General Plan requirements which provides a greater opportunity to provide community park facilities for the development that is anticipated in the NCFUA.

Schedule: Design was completed in FY 2003. Phase 1 construction began in FY 2004 and will be completed in FY 2006. Phase 2 construction will begin in FY 2011. However, this schedule is dependent upon the actual rate of development within the NCFUA.

Note: Developer Advance is anticipated by Santaluz. Dev. Advance (2) is anticipated by Western Pacific Housing, Pardee and BMR LLC. The land was provided in advance of development by Santaluz. Torrey Highlands will provide its prorata share of the cost of a 20 acre facility with the balance of funds coming from BMR.

Cross Ref.: Torrey Highlands PFFP Project P-3.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY RECREATION BUILDING (Black Mountain Ranch)

DEPARTMENT: PARK AND RECREATION

PROJECT: P-2

CIP or JO#: 29-499.0

COUNCIL DISTRICT: 1

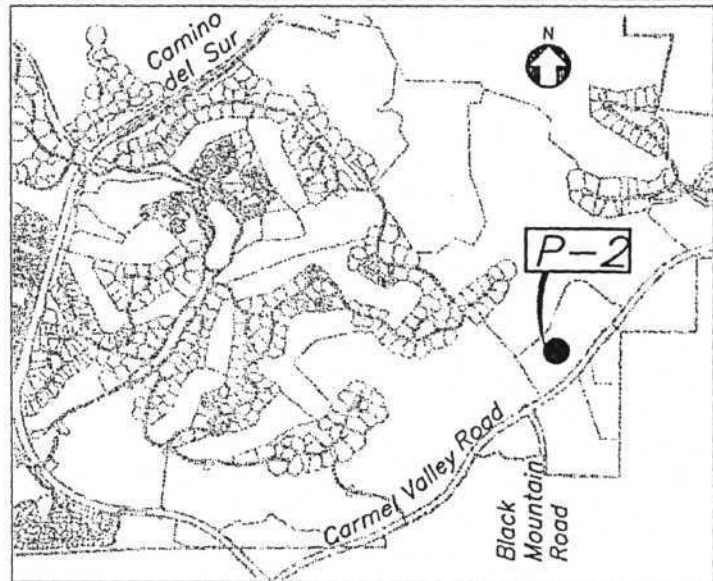
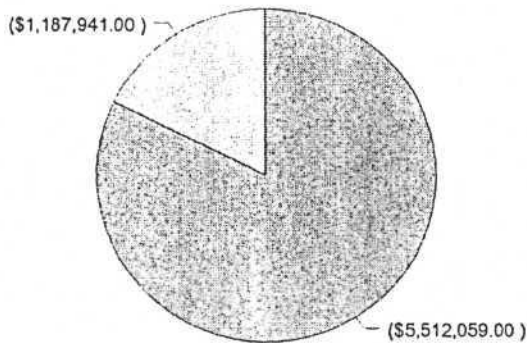
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2010 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2014			
5,512,059	BMR-FBA				5,512,059			
0								
0								
1,187,941	TH-FBA			1,187,941				
0								
0								
0								
6,700,000	TOTAL	0	0	1,187,941	5,512,059	0	0	0



Description: Design and construction of a 17,000 SF recreation building and detached comfort station to be located at the community park site in Black Mountain Ranch (see companion project P-1).

Justification: in accordance with the City of San Diego's Progress Guide and General Plan, this project will satisfy the population based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles.

Funding Issues: This project will provide for Black Mountain Ranch's (BMR) incremental share of the funding for this facility based on population, with the balance of funding coming from the Torrey Highlands (TH) community.

Schedule: The schedule for this facility is dependent upon the actual rate of development within both BMR and TH.

Cross Ref.: Torrey Highlands PFFP Project P-4.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY SWIMMING POOL

DEPARTMENT: PARK AND RECREATION

CIP or JO#: 29-429.0

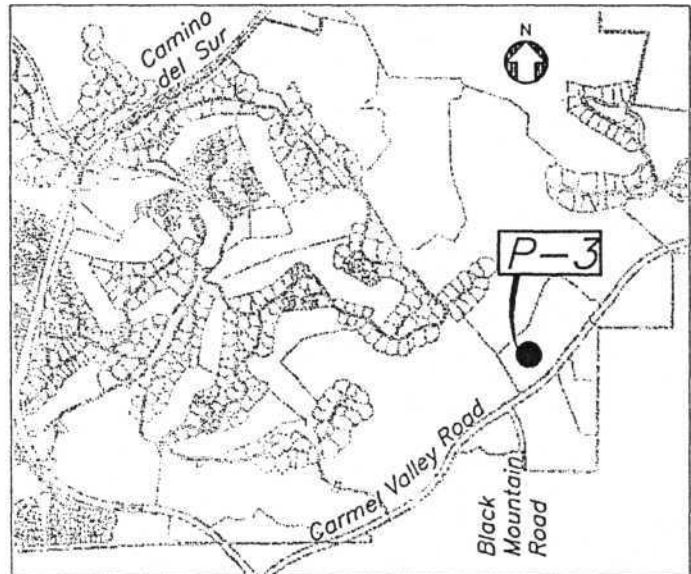
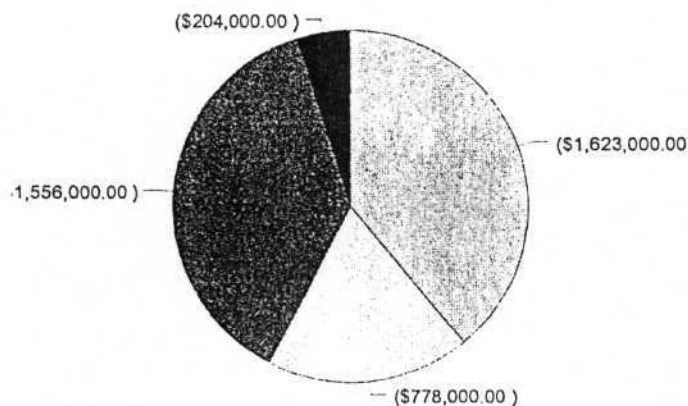
COUNCIL DISTRICT: 1

PROJECT: P-3

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2011 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2011	2014			
1,623,000	BMR-FBA				1,623,000			
0								
0								
778,000	TH-FBA			778,000				
1,556,000	PHR-FBA				1,556,000			
204,000	DMM-FBA			204,000				
0								
4,161,000	TOTAL	0	0	982,000	3,179,000	0	0	0



Description: Design and construction of a community swimming pool to be located at the community park site (see companion project P-1).

Justification: General Plan guidelines indicate that a community swimming pool should be provided when the service population reaches 50,000 people within a radius of approximately 1 to 2 miles. This project will provide for Black Mountain Ranch's (BMR) incremental share of the funding for this facility based on population, with the balance of funding coming from the Torrey Highlands (TH) FBA and other development in the NCFUA.

Funding: Funding contributions for BMR (39.0%), Pacific Highlands Ranch (37.4%), TH (18.7%) and Del Mar Mesa (4.9%) are based upon population.

Schedule: The schedule for this facility is dependent upon the actual rate of development within both BMR and other development in the NCFUA.

Cross Ref.: Torrey Highlands PFFP Project P-5.

Cross Ref.: Pacific Highlands Ranch PFFP Project P-3.3.

Cross Ref.: Del Mar Mesa PFFP Project 43-20.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SOUTH NEIGHBORHOOD PARK (NP #1)

DEPARTMENT: PARK AND RECREATION

CIP or JO#: 29-525.0

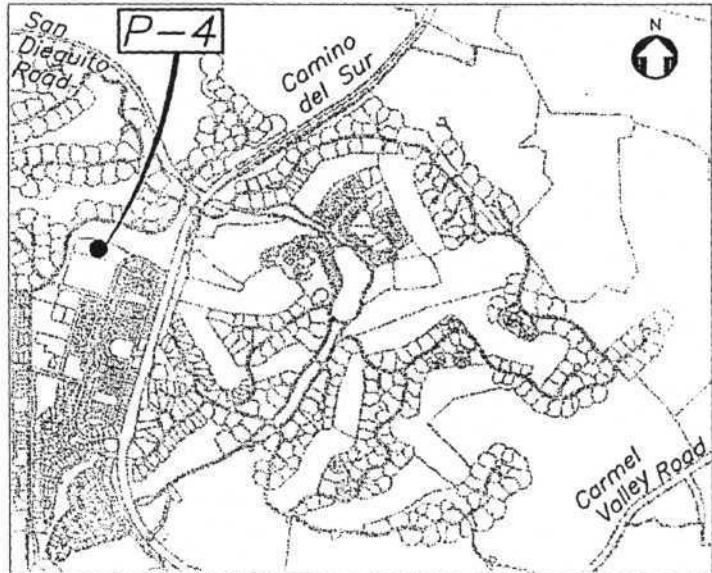
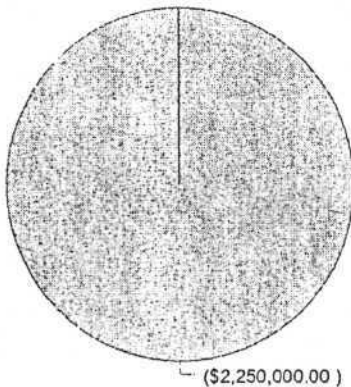
COUNCIL DISTRICT: 1

PROJECT: P-4

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
2,250,000	BMR-FBA (CR)			498,127	1,751,873			
0								
0	DEV. ADVANCE	2,250,000		(498,127)	(1,751,873)			
0								
0								
0								
0								
0								
2,250,000	TOTAL	2,250,000	0	0	0	0	0	0



Description: Acquisition and development of a 5.0 acre (usable acres) neighborhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvements for the local roadways adjacent to the project.

Justification: The park is adjacent to a proposed elementary school. In accordance with the City of San Diego's "progress guide and general plan." The required size for this site is 5 acres. In accordance with general plan standards, this park shall serve a population of between 3,500 and 5,000 persons within a radius of approximately one-half mile.

Schedule: This schedule is dependent upon the actual rate of development within Black Mountain Ranch.

Note: Santaluz advanced this project under the terms of their development agreement and received credit against their FBA fee at the time they applied for building permits.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NORTH NEIGHBORHOOD PARK (NP#2)

DEPARTMENT: PARK AND RECREATION

CIP or JO#: 29-688.0

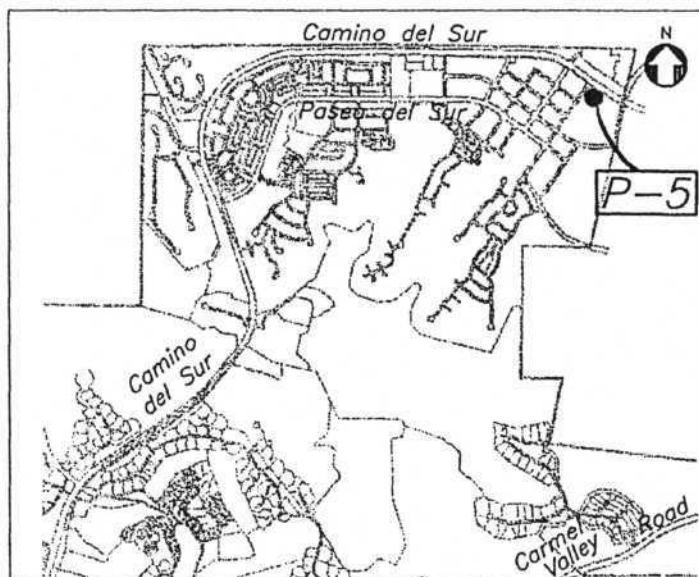
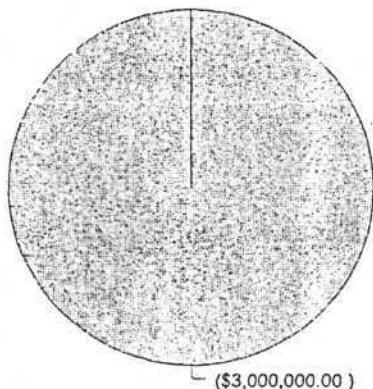
COUNCIL DISTRICT: 1

PROJECT: P-5

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008			
3,000,000	BMR-FBA (CR)				3,000,000			
0								
0	DEV. ADVANCE			3,000,000	(3,000,000)			
0								
0								
0								
0								
0								
3,000,000	TOTAL	0	0	3,000,000	0	0	0	0



Description: Acquisition and development of a 5.0 acre (useable acres) neighborhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvement for the local roadway(s) adjacent to the project.

Justification: The park is adjacent to a proposed elementary school. In accordance with the City of San Diego's "progress guide and general plan," the required size for this site is 5 acres. In accordance with general plan standards, this park shall serve a population of between 3,500 and 5,000 persons within a radius of approximately one-half mile.

Schedule: This schedule is dependent upon the actual rate of development within Black Mountain Ranch.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: LA JOLLA VALLEY BIKE PATH

DEPARTMENT: PARK AND RECREATION

CIP or JO#:

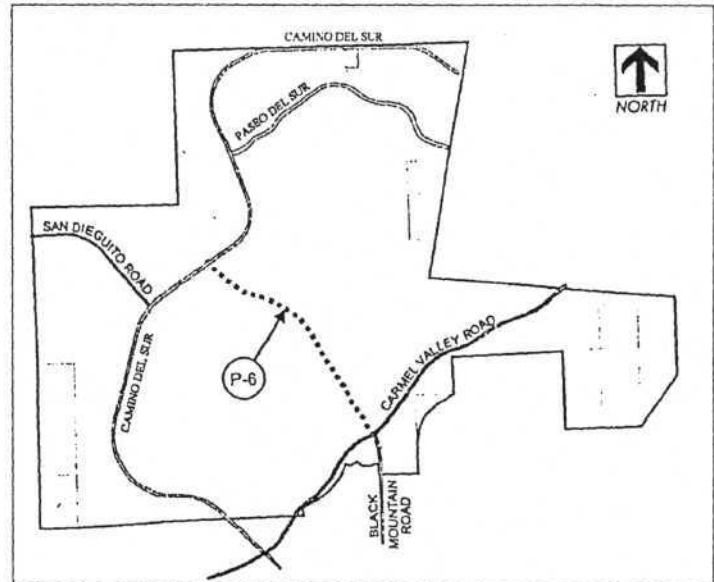
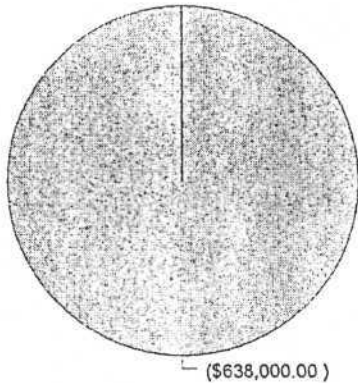
COUNCIL DISTRICT: 1

PROJECT: P-6

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
0	SUBDIVIDER							
638,000				638,000				
0								
0								
0								
0								
638,000	TOTAL	0	0	638,000	0	0	0	0



Description: Construction of 1.7 miles of bike path along the south side of La Jolla Valley between Carmel Valley Road and Camino del Sur within the area of Black Mountain Ranch (BMR) to be dedicated for public use.

Project is to be constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

Justification: Trail and bike access is a requirement of the Subarea plan for BMR.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TRAIL - LA JOLLA VALLEY LINK

DEPARTMENT: PARK AND RECREATION

PROJECT: P-7

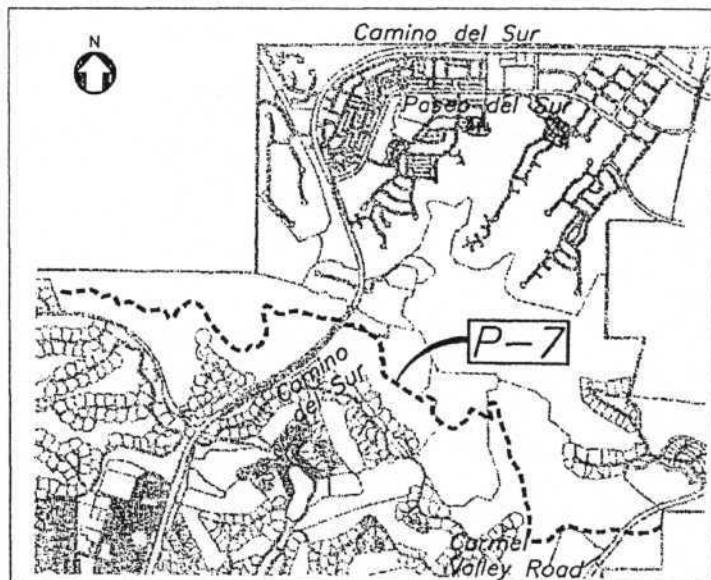
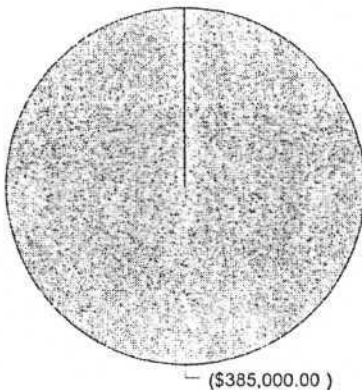
CIP or JO#: 29-536.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
0	SUBDIVIDER							
385,000				385,000				
0								
0								
0								
0								
385,000	TOTAL	0	0	385,000	0	0	0	0



Description: Construction of 3.6 miles of multi-purpose unpaved trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, generally parallel to Lusardi Creek within La Jolla Valley.

This trail will provide a link from the BMR community park (P-1) to the western limit of Lusardi Creek within BMR near its connection to the San Dieguito River Regional Park.

Project is to be constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

Justification: Trail access is a requirement of the Subarea Plan for BMR.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TRAIL - SOUTH LOOP

DEPARTMENT: PARK AND RECREATION

CIP or JO#: 29-539.0

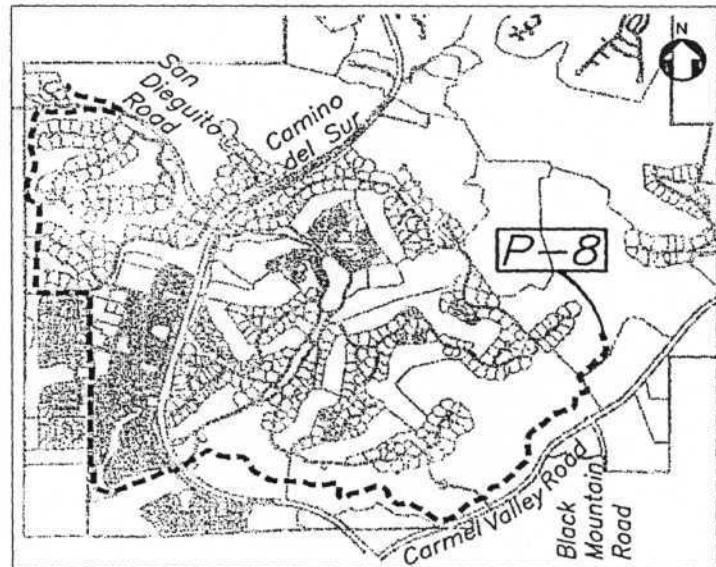
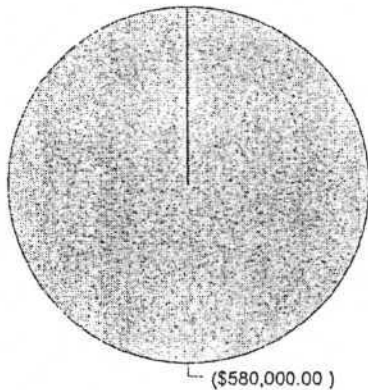
COUNCIL DISTRICT: 1

PROJECT: P-8

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	580,000						
580,000								
0								
0								
0								
0								
0								
580,000	TOTAL	580,000	0	0	0	0	0	0



Description: Construction of 6.2 miles of trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the southern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the southern portion of BMR.

Project was constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

Justification: Trail access is a requirement of the Subarea Plan for BMR.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TRAIL - NORTH LOOP

DEPARTMENT: PARK AND RECREATION

CIP or JO#: 29-538.0

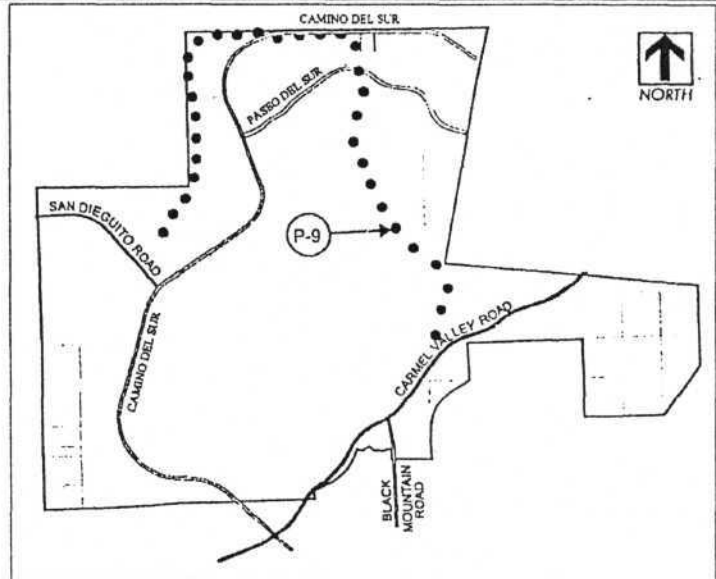
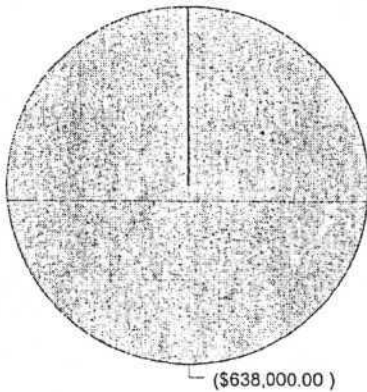
COUNCIL DISTRICT: 1

PROJECT: P-9

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007				
0	SUBDIVIDER							
638,000				638,000				
0								
0								
0								
0								
638,000	TOTAL	0	0	638,000	0	0	0	0



Description: Construction of 6.6 miles of trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the northern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the northern portion of BMR.

Project is to be constructed by BMR LLC developers under the terms of their development agreement extraordinary benefits.

Justification: Trail access is a requirement of the Subarea Plan for BMR.

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FIRE PROTECTION PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SOUTH FIRE STATION - NO. 46

DEPARTMENT: FIRE

CIP or JO#: 33-099.0

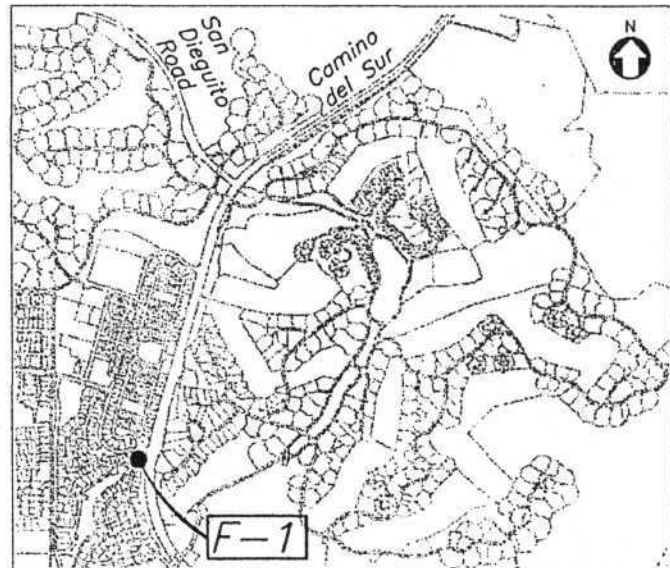
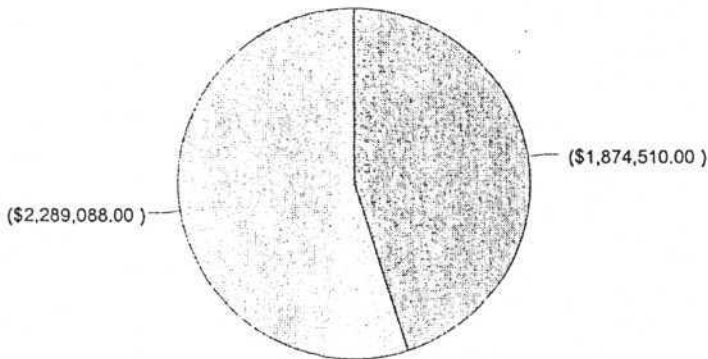
COUNCIL DISTRICT: 1

PROJECT: F-1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
1,874,510	BMR-FBA (CR)		1,361,577	512,933				
0								
0	DEV. ADVANCE	1,874,510	(1,361,577)	(512,933)				
2,289,088	TH-FBA	1,140,919	1,148,169					
0								
0								
0								
4,163,598	TOTAL	3,015,429	1,148,169	0	0	0	0	0



Description: Design and construct an approximately 9,900 square foot fire station on a one acre site in Black Mountain Ranch (BMR) to serve development in both BMR and Torrey Highlands (TH). The station will house 10 fire personnel, one engine company and a ladder truck.

Justification: The developers of BMR, pursuant to their development agreement, have agreed to construct a fire station facility, complete with necessary furnishings and apparatus. Since this facility will also provide support to TH, funding was a joint responsibility for TH and BMR.

Santaluz developers advanced this project under the terms of their development agreement and received credits against their FBA at the time they applied for building permits.

Cross Ref: Torrey Highlands PFFP Project F-1.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NORTH FIRE STATION - NO. 48

DEPARTMENT: FIRE

CIP or JO#:

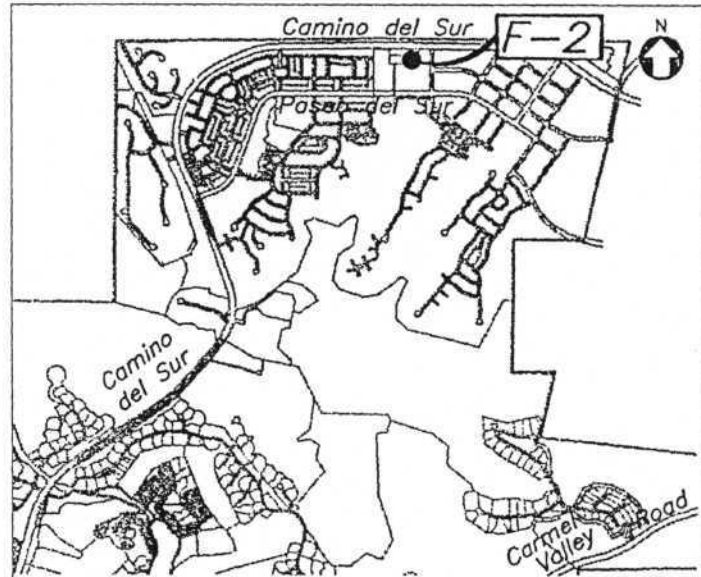
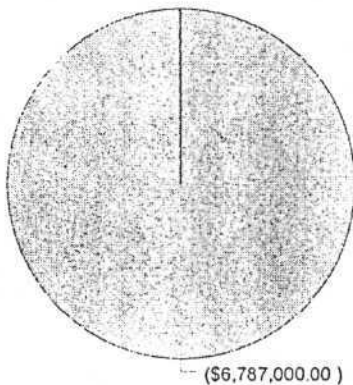
COUNCIL DISTRICT: 1

PROJECT: F-2

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	
6,787,000	BMR-FBA (CR)				1,500,000	4,395,000	892,000	
0	DEV. ADVANCE			6,787,000	(1,500,000)	(4,395,000)	(892,000)	
0								
0								
0								
0								
0								
6,787,000	TOTAL	0	0	6,787,000	0	0	0	0



Description: Design and construct a new fire station in the northern portion of Black Mountain Ranch (BMR). The project consists of an approximate 9,000 sf station housing , six fire personnel, one engine and brush apparatus.

Justification: This facility will provide the fire protection needs of development in BMR adjacent communities based on appropriated response times for emergencies.

Schedule: The phasing of this project is dependent on the actual rate of development. The Fire Department has requested that this project be initiated in FY 2006.

LIBRARY PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY

DEPARTMENT: LIBRARY

CIP or JO#: N/A

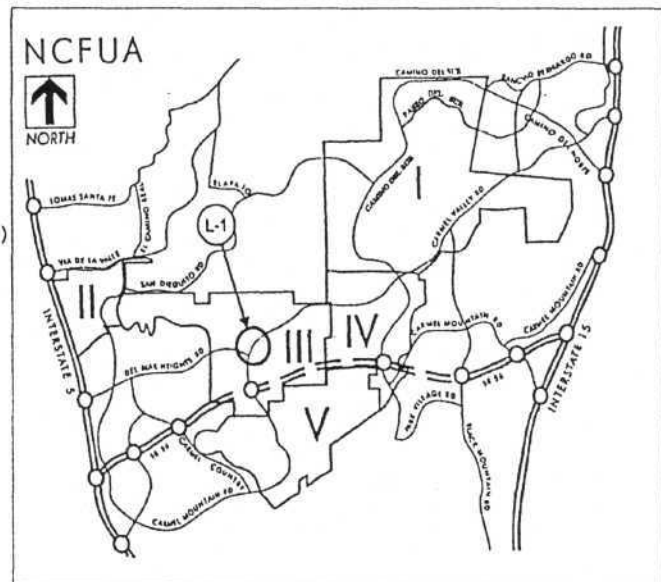
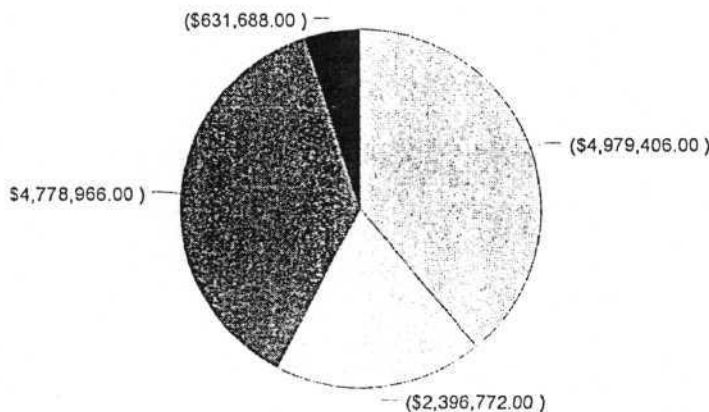
COUNCIL DISTRICT: 1

PROJECT: L-1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2010-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011	2012		
4,979,406	BMR-FBA			4,979,406				
0								
0								
2,396,772	TH-FBA			2,396,772				
4,778,966	PHR-FBA					4,778,966		
631,688	DMM-FBA			631,688				
0								
12,786,832	TOTAL	0	0	8,007,866	0	4,778,966	0	0



Description: Construct a 18,000 square foot Branch Library facility on a 3 acre site in Pacific Highlands Ranch (PHR) to serve the entire NCFUA. The library will be located adjacent to a two acre site that will be utilized for civic activities such as the transit center and a pedestrian plaza.

Justification: Black Mountain Ranch (BMR) will contribute approximately 38.7% of the population that will be served by this library facility. The balance of funds to finance this project will come from other Subareas within the NCFUA (as depicted in their respective PFFPs or development agreements).

Funding: Each Subarea within the North City Future Urbanizing Area (NCFUA) is contributing its prorata share of a complete library facility. Funding contributions for BMR (39.0%), Pacific Highlands Ranch (37.4%), TH (18.7%) and Del Mar Mesa (4.9%) are based upon population.

Cross Ref: Pacific Highlands Ranch PFFP Project L-1.

Cross Ref: Torrey Highlands PFFP Project L-1.

Cross Ref: Del Mar Mesa PFFP Project L-1.

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WATER AND SEWER PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY TRUNK SEWER

DEPARTMENT:

CIP or JO#: 46-136.0

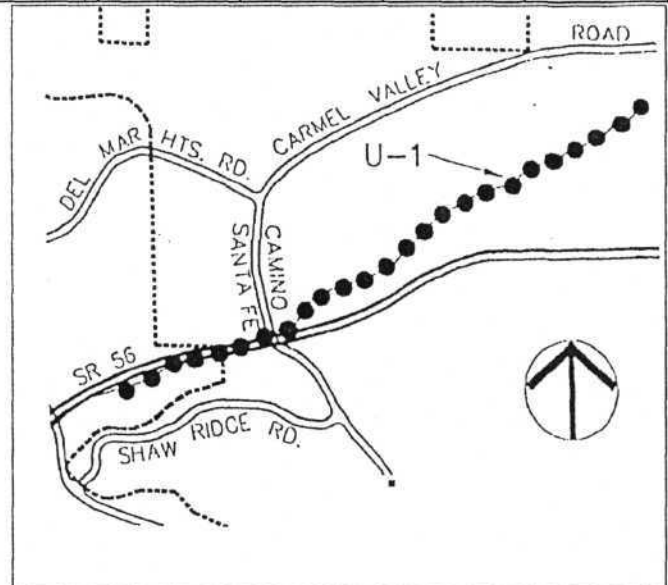
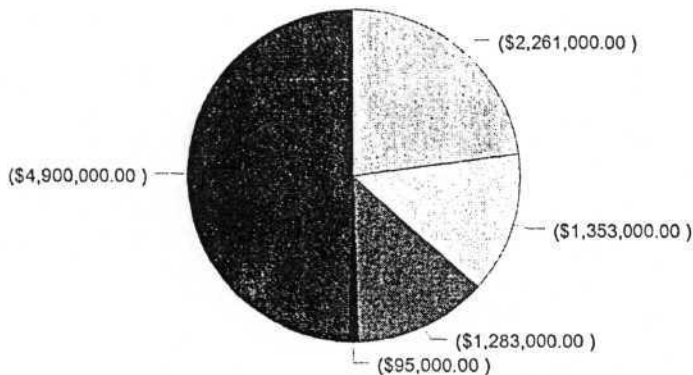
COUNCIL DISTRICT: 1

PROJECT: U-1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2010			
2,261,000	BMR-FBA				2,261,000			
0								
0	DEV. ADVANCE		1,638,698	(522,654)	(1,116,044)			
1,353,000	TH-FBA				1,353,000			
1,283,000	PHR-FBA				1,283,000			
95,000	DMM-FBA				95,000			
4,900,000	CITY-CIP	8,775,956			(3,875,956)			
9,892,000	TOTAL	8,775,956	1,638,698	(522,654)	0	0	0	0



Description: Provide funding for the replacement and upsizing of this existing 18" - 27" sewer line in order to provide capacity to most all of the NCFUA and Rancho Penasquitos. The project includes design, environmental mitigation, and pipeline construction, together with access roads and right-of-way, where required.

Justification: While there is capacity available within this existing pipeline for approximately 10 years, the exact condition of this pipeline is not fully known at this time. This project will provide prorata funding for future upgrades to replace the existing pipeline and provide for additional capacity to meet the anticipated demands at buildout for the NCFUA.

The City will provide interim funding to replace and upsize this pipeline and be reimbursed by new development from the FBA funds for each of the communities in the NCFUA at such time as the available capacity in the existing trunk sewer has been exceeded.

Cross Ref.: Torrey Highlands PFFP Project U-1.

Cross Ref.: Pacific Highlands Ranch PFFP Project U-1.

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Appendix

Black Mountain Ranch Transportation Phasing Plan

Assessment Roll – Black Mountain Ranch

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I
VTM PHASE

PFFP Proj No.	Facility	Location	Required Improvement Description
	Vesting Tentative Map Phase One: Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:		
	On-Site Roads		
T-3	Black Mtn. Rd.	Carmel Valley Rd. to existing Black Mtn. Rd.	Construct 4 lane major street.
T-9	Camino Del Sur	At San Dieguito Rd.	Construct traffic signal.
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Construct 2 lanes of an ultimate 4 lane major road.
T-9	Camino Del Sur	At B Street	Construct traffic signal.
T-9	Camino Del Sur	At Carmel Valley Rd.	Construct traffic signal.
T-3	Carmel Valley Rd.	At Black Mountain Rd.	Construct traffic signal.
T-1	San Dieguito Rd.	Property boundary east to Camino Del Sur	Construct a 2-lane collector street with intersection widening.
	Off-Site Roads		
T-4	Black Mtn. Rd.	At Maler Rd.	Construct traffic signal.
T-4	Black Mtn. Rd.	At SR-56 WB Ramp	Widen WB approach for dual lefts and right turn lanes. Modify signal.
T-4	Black Mtn. Rd.	At SR-56 EB Ramp	Widen SB approach for dual lefts; Widen NB approach for exclusive right turn lane.
T-4	Black Mtn. Rd.	At Park Village Rd.	Widen SB approach for exclusive right turn lane.
T-19	Carmel Valley Rd.	Western portion of SR-56 to Via Abertura	Provide striping, signing, and widening improvements as required by City Engineer, enhance existing 2-lane road
T-21.1, T-21.2	Carmel Valley Rd.	Via Abertura to Black Mtn. Rd.	Construct 2 lanes of an ultimate 4 lane major road with intersection widening
T-19	Carmel Valley Rd.	At Rancho Santa Fe Farms Rd.	Construct traffic signal
T-28	El Camino Real	At San Dieguito Rd.	Widen WB approach for shared left and right turn lane
T-4	Rancho Penasquitos Blvd.	At SR-56 WB Ramp	Widen WB off ramp to provide a center left/through/right turn lane.
	Vesting Tentative Map Phase Two: Prior to exceeding 600 equivalent dwelling units in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:		
	On-Site Roads		
N/A	SR-56 or	Black Mountain Rd. to Camino Del Sur	Extend to Camino Del Sur
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Widen to 4 lane major street
T-13, T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	Construct 4-lane major street
	Off-Site Roads		
T-18	Carmel Valley Rd.	At I-5 SB Ramp	Restripe the intersection for a WB shared left/through lane. Modify signal for split phasing

NAME CHANGE NOTES:

- a) Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- b) Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- c) The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I
PHASE I-A & I-B

PFFP Proj No.	Facility	Location	Required Improvement Description
	Black Mountain Ranch Subarea I Phase I-A: Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and any equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.		
	On-Site Roads		
T-5	Camino Del Sur	San Dieguito Rd. to Paseo Del Sur	Construct 2 lanes of ultimate 4-lane major street
T-47, T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals
	Off-Site Roads		
T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	If not complete, widen to 4 lanes
T-21.1	Carmel Valley Rd.	Via Abertura to Camino Del Sur	Widen to 4 lanes
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Construct 4 lane freeway (3) (4)
T-53	San Dieguito Rd.	At El Apajo	Traffic signal or Contribute funding for improvement
T-29.1	El Camino Real	San Dieguito Rd. south to Half Mile Dr.	Widen to 4 lanes
T-32.1	Via de la Valle	El Camino Real West to San Andres Dr.	Widen to 4 lanes (1) (5)
T-32.1	Via de la Valle	San Andres Dr. to I-5	Restripe for 6 lanes (1)
	Black Mountain Ranch Subarea I Phase I-B: Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,282 equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.		
	On-Site Roads		
T-10	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	If not complete, widen to 4 lanes
T-47, T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals
	Off-Site Roads		
N/A	Camino Del Sur	SR-56 south to Carmel Mountain Rd.	Construct 4 lanes
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Construct 2 lanes (2)
T-19, T-20	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Construct 4 lanes
T-20	Carmel Valley Rd.	Via Abertura west to Del Mar Heights Rd.	Widen to 4 lanes
T-22.2	Carmel Valley Rd.	Camino Del Sur to Black Mountain Rd.	Widen to 4 lanes
N/A	Del Mar Heights Rd.	Lansdale Dr. to Carmel Valley Rd.	Construct 4 lanes
T-2	El Apajo	Via de Santa Fe to San Dieguito Rd.	Widen to 3 lanes
	SR-56	Camino Del Sur to east of Carmel Country Rd.	Construct 4 lane freeway (3) (4)
T-15.1	SR-56	At Camino Del Sur	Construct diamond interchange
N/A	SR-56	At Carmel Valley Rd.	Construct diamond interchange
T-56	SR-56	At I-15	Contribution of \$580,000 for interchange improvements
T-29.2	El Camino Real	Via de la Valle to San Dieguito Rd.	Widen to four-lanes (2)
T-29.2	Via de la Valle	El Camino Real (E) to El Camino Real (W)	Widen to four-lanes (2) (5)
N/A	Interstate 5	SR-56 to I-805	Construct dual freeways (3)

(1) If unable to assure at time of first EDU in Phase I-A because of failure to acquire right of way, obtain Coastal Commission approval or other reason beyond City or developer control, improvement will be subject to a bonded deferred improvement agreement and moved into Phase I-B.

(2) Current City CIP projects. City will assure in Phase I-B; otherwise, Phase II EDUs will not be released until assured

(3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.

(4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.

(5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I
PHASE II-A & II-B

PFFP Proj. No.	Facility	Location	Required Improvement Description
Black Mountain Ranch Subarea I Phase II-A: Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,582 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.			
On-Site Roadways			
T-6, T-34	Camino Del Sur	San Dieguito Rd. to Camino del Norte	Widen to 4 lanes (6)
T-25	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Construct 2 lanes (7) (8)
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals
Off-site Roadways			
T-46	Bernardo Center Dr.	At I-15	Construct ramp improvements
T-35, T-36	Camino del Norte	Camino Del Sur to Camino San Bernardo	If not constructed, construct 4-lanes (9)
T-37	Camino del Norte	At Bernardo Center Dr.	Improve capacity at-grade, pedestrian bridge
T-38	Camino del Norte	At I-15 Ramps	Complete interchange improvements, NB & SB truck climbing lanes
T-55	I-15	SR-163 to Escondido	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.
T-39	Rancho Bernardo Rd.	Bernardo Center Dr. to West Bernardo Dr.	Widen to 6-lanes
T-39	Rancho Bernardo Rd.	At West Bernardo Dr.	Construct intersection improvements
T-39	Rancho Bernardo Rd.	At I-15 NB/SB Ramps	Construct intersection improvements
T-45	West Bernardo Dr.	At Bernardo Center Dr.	Construct intersection improvements
T-43	West Bernardo Dr.	I-15 SB Ramps to Aguamiel Rd.	Improve cross-section
T-44	West Bernardo Dr.	At I-15 SB Ramp	Construct traffic signal
T-54.2	SR-56 Westbound	Between Carmel Creek Rd. On & Off Ramps	Contribute fair share of \$1,000,000. for Auxiliary Lane
T-18	El Camino Real SB	At Carmel Valley Rd./SR-56	Contribute fair share of \$600,000. for turn pocket
Black Mountain Ranch Subarea I Phase II-B: Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 2,602 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.			
On-Site Roadways			
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals
Off-Site Roadways			
N/A	I-5	I-805 to Birmingham	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.
T-25	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Widen to 4 lanes (8)
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Widen to 4 lanes

(6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.

(7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations.

(8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.

(9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I
PHASE III

<i>PFFP Proj No.</i>	<i>Facility</i>	<i>Location</i>	<i>Required Improvement Description</i>
	Black Mountain Ranch Subarea I Phase III: Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 3,682 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.		
	On-Site Roadways		
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals
	Off-Site Roadways		
N/A	Camino Del Sur	Carmel Valley Rd. to Carmel Mountain Rd.	Widen to six-lanes
T-54.2	State Route 56	I-5 to I-15	Widen to 6-lane freeway.
T-58	State Route 56	At I-5	Construct north facing ramps.
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange.
N/A	Carmel Valley Rd,	Del Mar Heights Rd. to SR-56	Widen to six-lanes.
T-57	Black Mountain Rd	Twin Trails Rd. to north of Mercy Rd.	Widen to six-lanes

Black Mountain Ranch Land Uses

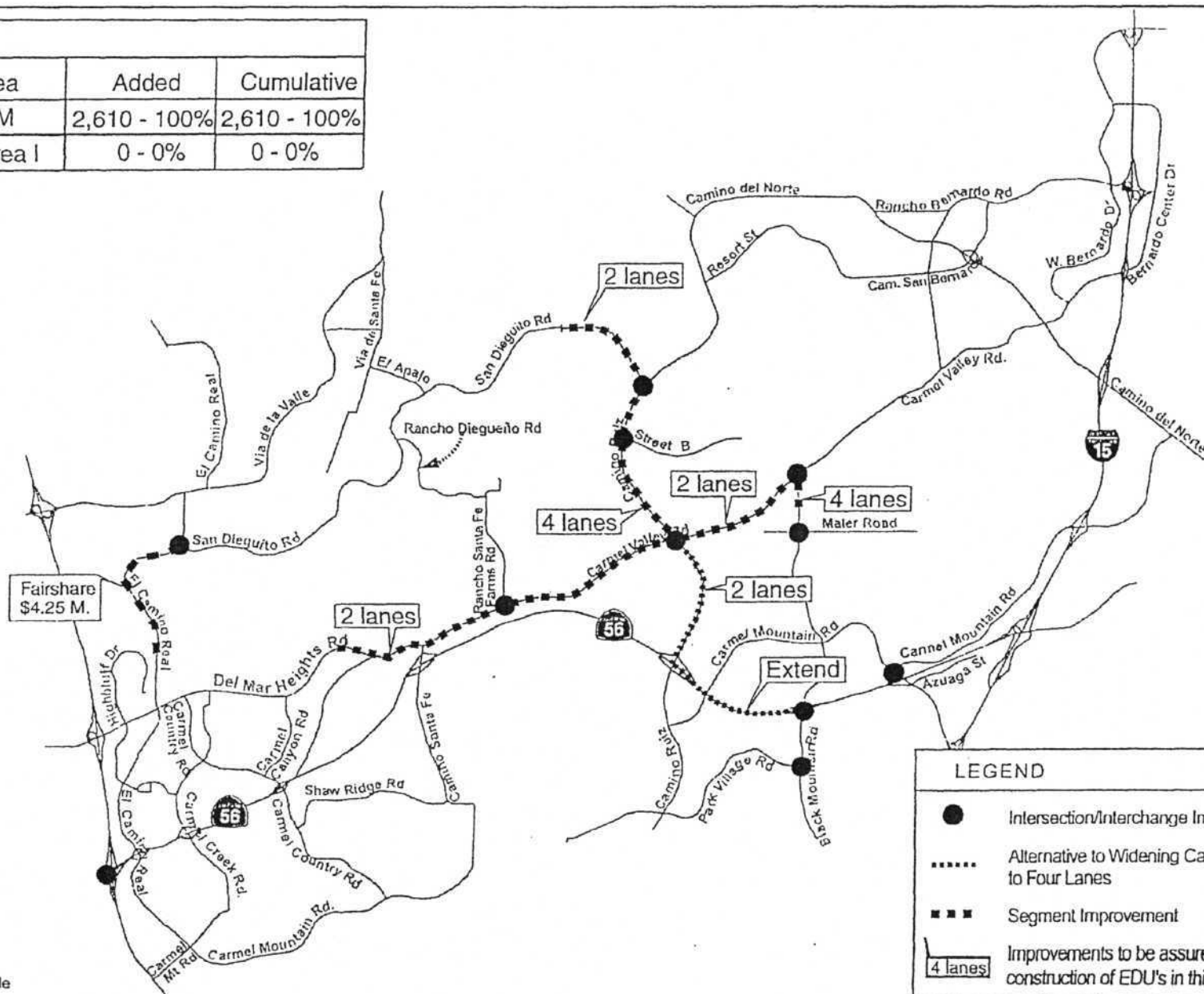
<i>Land Use</i>	<i>Units</i>	<i>Intensity</i>	<i>Daily Trip Rate (Vehicle Trips)</i>	<i>Total Daily Trips (Vehicle Trips)</i>
VTM PHASE				
<i>Black Mountain Ranch Land Uses Under VTM 95-0173</i>				
Estate Residential	Dwelling Units	71	12	852
Single Family Residential	Dwelling Units	871	10	8,710
Affordable Housing	Dwelling Units	179	8	1,432
Middle School	Acres	17	40	680
Elementary School	Acres	10	60	600
Church (2)	Acres (Total)	6	60	360
Golf Courses (2)	Courses (Total)	2	600	1,200
Neighborhood Park (2)	Acres (Total)	10	10	100
Community Park	Acres	30	10	300
Subtotals:	Dwelling Units:	1,121	Trips:	14,234
<i>Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161</i>				
Neighborhood Commercial	Thousand Sq. Feet	60	120	7,200
Single Family Residential	Dwelling Units	218	10	2,180
Multi-Family Residential	Dwelling Units	42	8	336
Subtotals:	Dwelling Units:	260	Trips:	9,716
<i>Perimeter Ownership Land Uses</i>				
Single Family Residential	Dwelling Units	190	10	1,900
Affordable Housing	Dwelling Units	36	7	252
Subtotals:	Dwelling Units:	226	Trips:	2,152
VTM PHASE TOTALS:	Dwelling Units:	1,607	Trips:	26,102

PHASE I, II & III				
<i>Phase I, II & III Black Mountain Ranch Ownership Land Uses</i>				
Estate Residential	Dwelling Units	120	12	1,440
Single Family Residential	Dwelling Units	1,600	10	16,000
Multi-Family Residential	Dwelling Units	830	8	6,640
Age Restricted Residential	Dwelling Units	500	4	2,000
High School (portion)	Acres	40	50	2,000
Middle School	Acres	30	40	1,200
Elementary School	Acres	10	60	600
Employment Center	Thousand Sq. Feet	450	16	7,200
Neighborhood Commercial	Thousand Sq. Feet	75	120	9,000
Office	Thousand Sq. Feet	65	20	1,300
Resort/Hotel (Prop. C – 1996)	Rooms	300	8	2,400
Neighborhood Park	Acres	7	40	280
Subtotals:	Dwelling Units:	3,050	Trips:	50,060
<i>Phase I, II & III Perimeter Ownership Land Uses</i>				
SW Perimeter – Single Fam.	Dwelling Units	94	10	940
SE Perimeter – Single Fam.	Dwelling Units	349	10	3,490
NE Perimeter – Multi- Fam.	Dwelling Units	300	8	2,400
Subtotals:	Dwelling Units:	743	Trips:	6,830
PHASE I, II & III TOTALS:	Dwelling Units:	3,793	Trips:	56,890
TOTAL DWELLING UNITS BLACK MOUNTAIN RANCH SUBAREA I		5,400		
TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I				82,992 (1)

(1) Total trips are 1028 trips (approx. 103 EDU) less than the total trips of 84,020 allocated in the Transportation Phasing Plan.

This buffer was created primarily by the deletion of a High School Site that was included in the original VTM 95-0173 and in the original traffic and transportation analysis which is the basis for the Transportation Phasing Plan.

VTM		
Area	Added	Cumulative
VTM	2,610 - 100%	2,610 - 100%
Subarea I	0 - 0%	0 - 0%



N
Not To Scale

Last Revised: September 10, 2002.

VTM Circulation Network Improvements

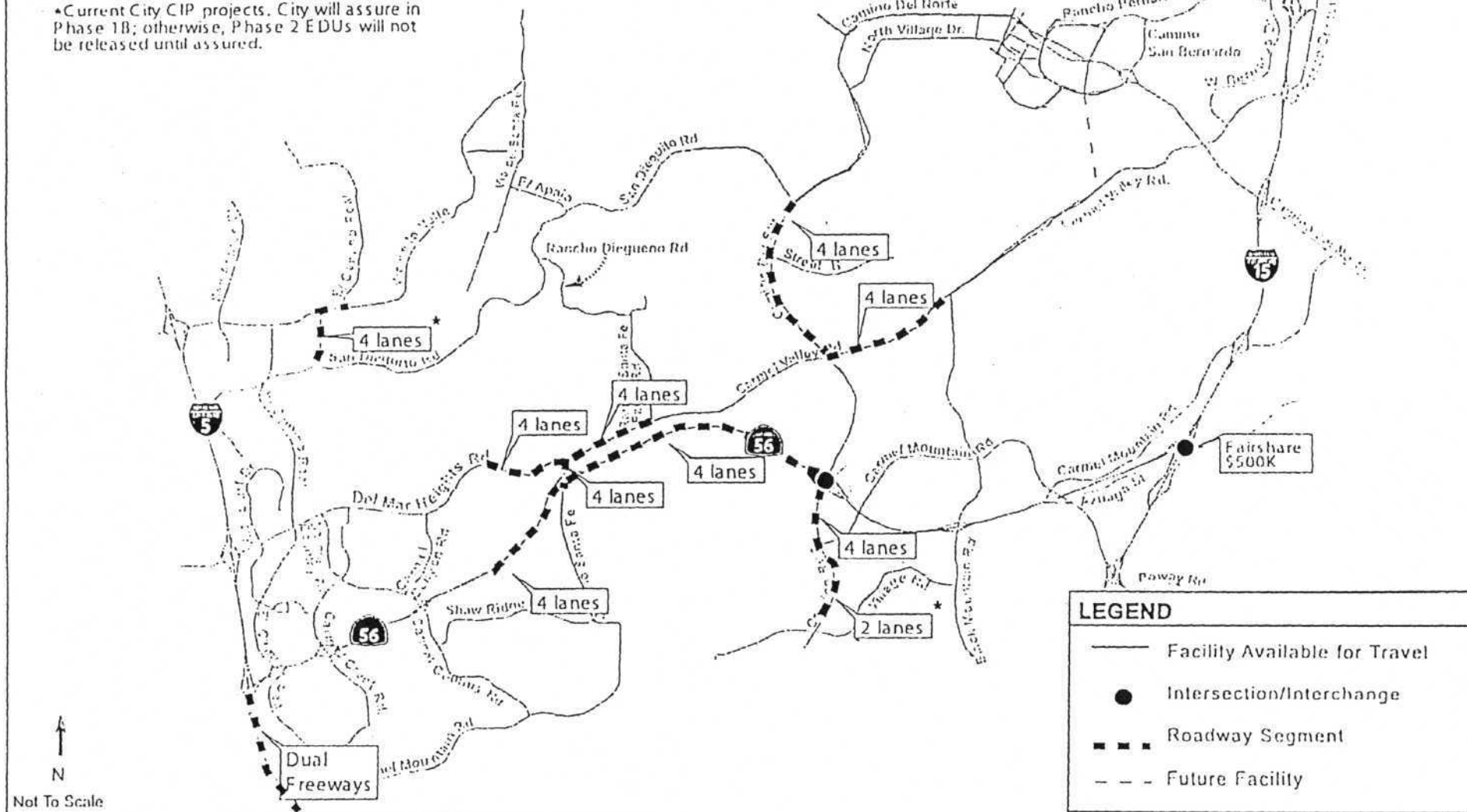


Kitsu & Associates
www.kitsu.com

Black Mountain Ranch Subarea Plan
Circulation Analysis

Phase I-B EDU Improvements		
Area	Added	Cumulative
Subarea I	300	1,582

*Current City CIP projects. City will assure in Phase 1B; otherwise, Phase 2 EDUs will not be released until assured.

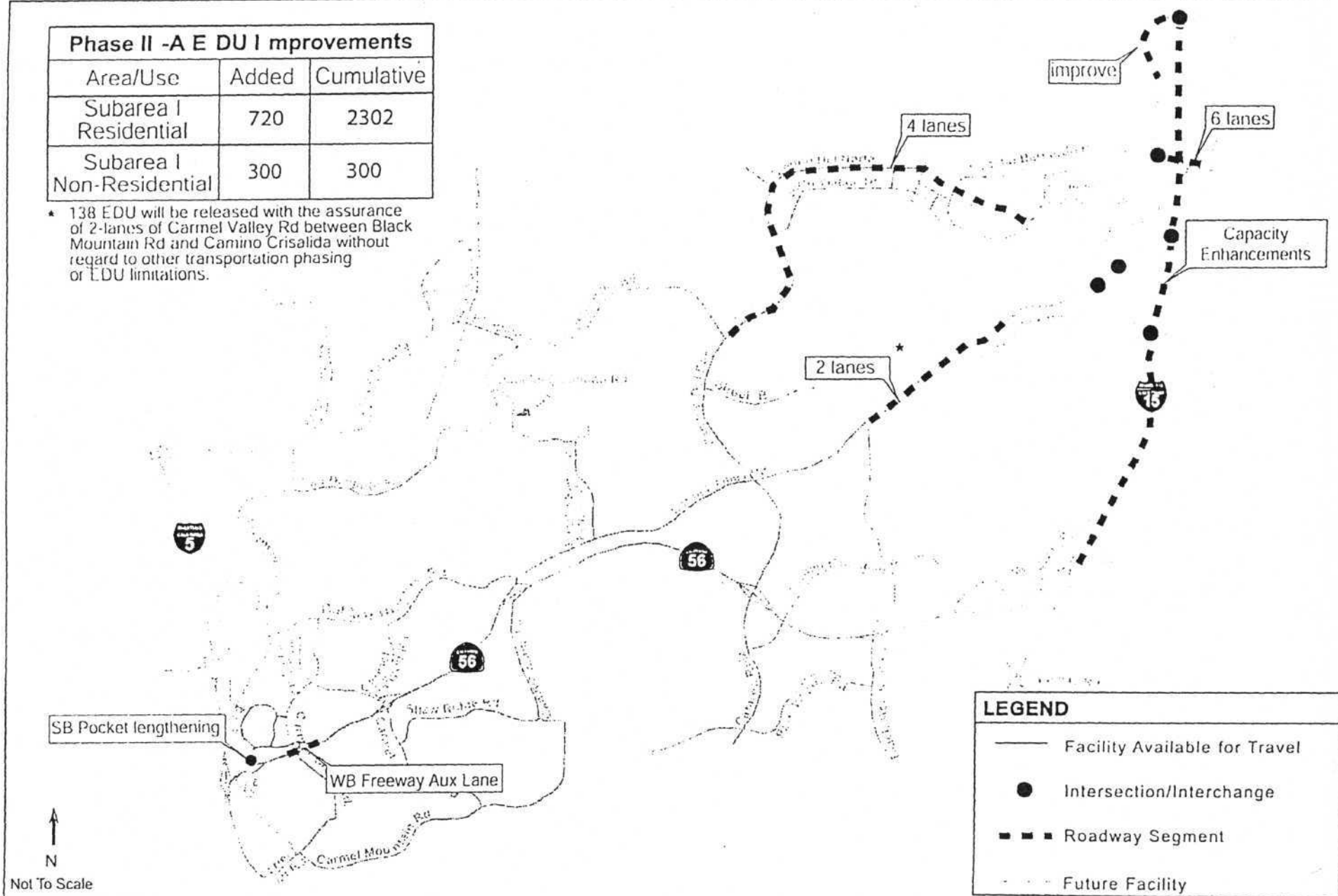


Last Revised: July 9, 2004
JA3577

Black Mountain Ranch Phasing Phase I-B

Phase II -A E D U I mprovements		
Area/Use	Added	Cumulative
Subarea I Residential	720	2302
Subarea I Non-Residential	300	300

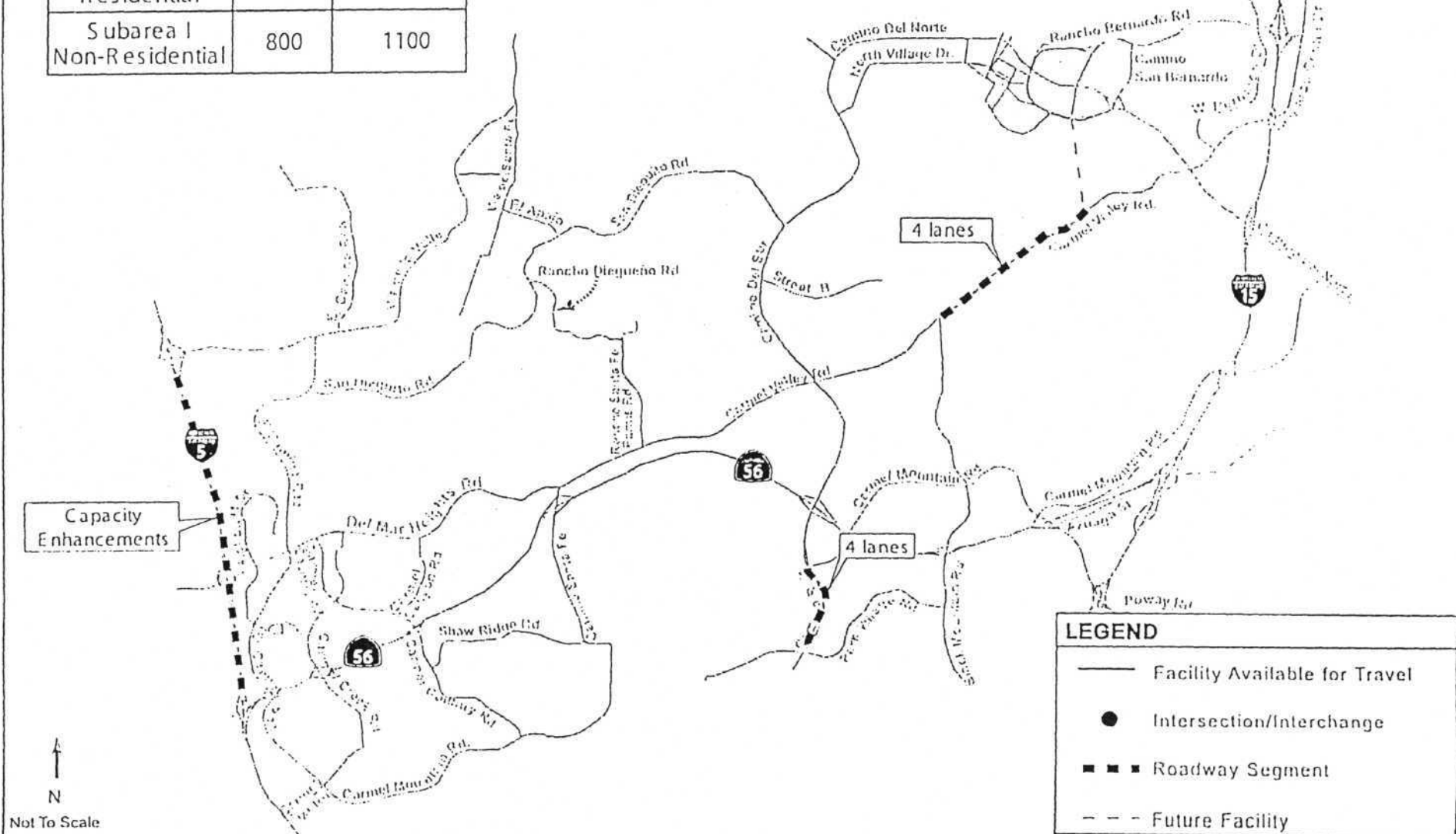
* 138 EDU will be released with the assurance of 2-lanes of Carmel Valley Rd between Black Mountain Rd and Camino Crisalida without regard to other transportation phasing or EDU limitations.



Last Revised: April 14, 2005
JA3577

Black Mountain Ranch Phasing Phase II-A

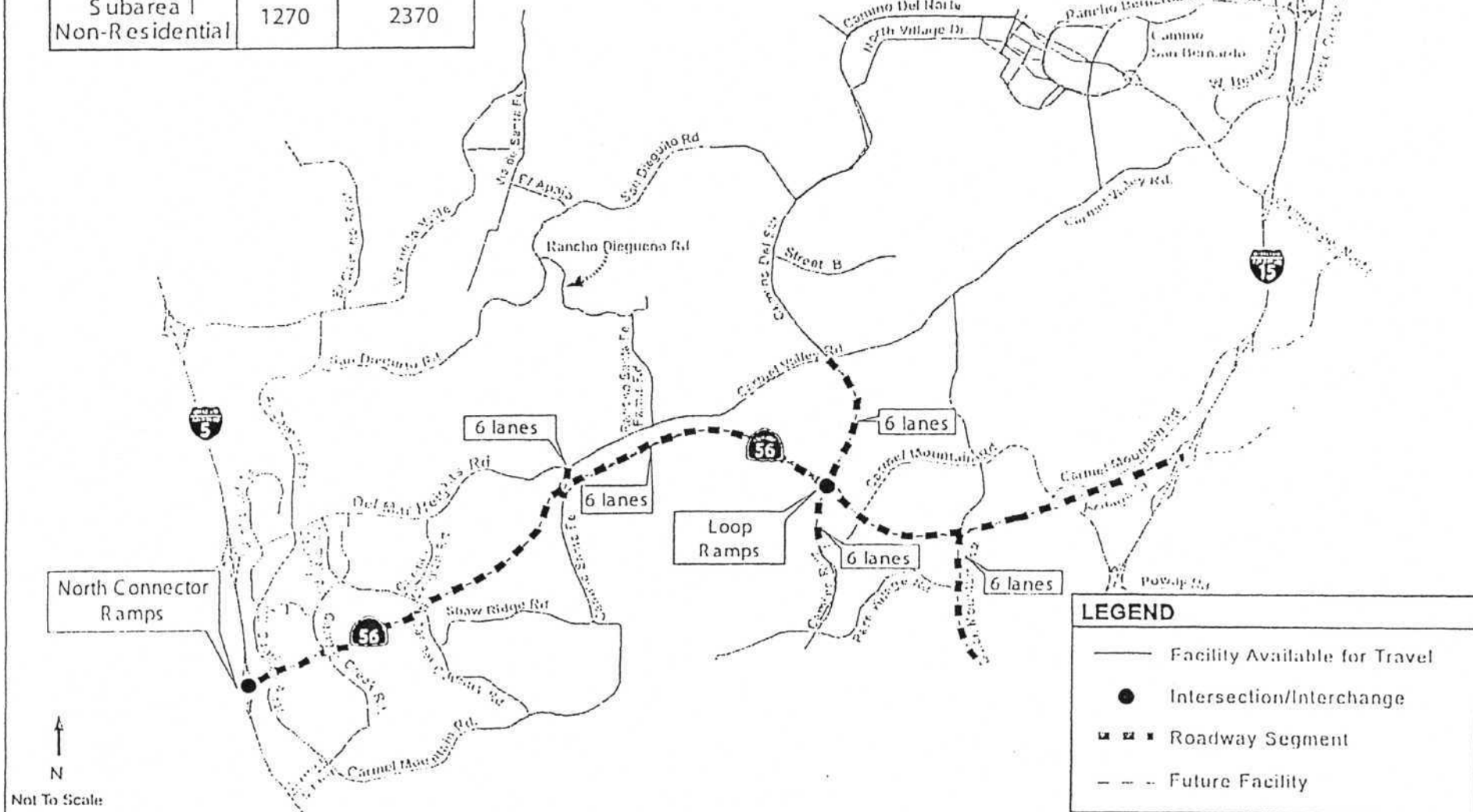
Phase II-B EDU Improvements		
Area/Use	Added	Cumulative
Subarea I Residential	280	2582
Subarea I Non-Residential	800	1100



Last Revised July 9, 2004
JA3517

Black Mountain Ranch Phasing Phase II-B

Phase III EDU Improvements		
Area/Use	Added	Cumulative
Subarea I Residential	840	3422
Subarea I Non-Residential	1270	2370



Last Revised July 9, 2004
JA3571

Black Mountain Ranch Phasing Phase III